

Army Lodging Wellness Recommendation



Fort Polk - Volume I

August 27, 2003

3D/I

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Polk Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for conformance to the Army Lodging functional standards. Facilities

assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of all but one of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Room Count and Mix Recommendation

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “80% of Official Demand” criterion. Using this criterion, we expect an occupancy rate of 83% which meets 80% of the projected official demand.

- 340 rooms
- Proposed room mix:
 - 93 standard guest rooms
 - 180 extended-stay guest rooms offering a kitchenette
 - 67 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 340 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Polk Wellness Plan will be 342 rooms.

Lodging Summary

The following Lodging for Fort Polk is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						340	93	180	67
Existing Lodging Facilities									
T-8	1				1	0			
T-9	1				1	0			
T-10	1				1	0			
T-11	1				1	0			
T-12	1				1	0			
T-15	1				1	0			
T-17	1				1	0			
T-18	1				1	0			
331	28	28				0			
332	32		32			0			
426	1				1	0			
522	70		70			70		70	
5802	4			4		0			
5804	4			4		0			
5806	5			5		0			
5808	5			5		0			
5810	4			4		0			
5812	4			4		0			
5814	5			5		0			
5816	4			4		0			
5818	4			4		0			
5820	4			4		0			
5822	4			4		0			
5824	5			5		0			
5826	4			4		0			
5828	4			4		0			
5830	5			5		0			
Totals	204	28	102	65	9	70	0	70	0
New Proposed Lodging Facility									
						272	93	111	68
Total Lodging Rooms									
						342	93	181	68

Summary of Room Count and Mix based on Configuration

- 342 rooms
 - 93 standard guest rooms;
 - 181 extended-stay guest rooms offering a kitchenette;

- 68 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units					Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Renovation Cost**	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Renovation Cost	New Construction Cost
Existing Lodging Facilities									
T-8	1	\$ 103,045	***	\$ 113,700	90.63%	0			
T-9	1	\$ 106,350	***	\$ 173,975	61.13%	0			
T-10	1	\$ 106,350	***	\$ 173,975	61.13%	0			
T-11	1	\$ 173,645	***	\$ 306,040	56.74%	0			
T-12	1	\$ 218,570	***	\$ 306,040	71.42%	0			
T-15	1	\$ 77,035	***	\$ 113,700	67.75%	0			
T-17	1	\$ 78,210	***	\$ 113,700	68.79%	0			
T-18	1	\$ 115,245	***	\$ 173,975	66.24%	0			
331	28	\$ 1,061,020	***	\$ 2,027,005	52.34%	0			
332	32	\$ 1,259,865	***	\$ 2,166,320	58.16%	0			
426	1	\$ 193,665	***	\$ 250,540	77.30%	0			
522	70	*****	\$ 1,543,205	\$ 5,799,810	26.61%	70		\$ 1,543,205	
5802	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5804	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5806	5	\$ 424,175	***	\$ 785,740	53.98%	0			
5808	5	\$ 424,175	***	\$ 785,740	53.98%	0			
5810	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5812	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5814	5	\$ 424,175	***	\$ 785,740	53.98%	0			
5816	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5818	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5820	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5822	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5824	5	\$ 424,175	***	\$ 785,740	53.98%	0			
5826	4	\$ 372,775	***	\$ 678,160	54.97%	0			
5828	4	\$ 367,290	***	\$ 678,160	54.16%	0			
5830	5	\$ 424,175	***	\$ 785,740	53.98%	0			
Totals	204					70	\$ 1,543,205	\$ 1,543,205	\$ -
New Proposed Lodging Facility									
						272	\$ 26,324,985		\$ 26,324,985
Total									
						342	\$ 27,868,190	\$ 1,543,205	\$ 26,324,985

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

***** Renovation Cost includes Condition Assessment items and Renovation Cost to meet Army Lodging Standards.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	Renovation	New Building	Total
Cost per Room at Fort Polk	\$ 46.20	\$ 54.43	\$ 52.74
Off Post Cost per Room	\$ 58.65	\$ 58.65	\$ 58.65
Difference between On-Post and Off-Post Lodging per room	\$ 12.45	\$ 4.22	\$ 5.91
% Savings of On-Post to Off-Post Lodging	21.2%	7.2%	10.1%

The Cost Per Room at Fort Polk is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 10.1%, it is our recommendation that the Army retain building 522 in the current Lodging inventory and construct a new main Lodging facility at Fort Polk in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Polk is to renovate Building 522, Magnolia Hall, and to construct a new main Lodging facility to accommodate 272 rooms, for a total of 342 rooms, to meet the 340 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Retain building 522 Magnolia Hall based on current condition and configuration, to become a secondary Lodging facility. Renovate based on condition assessment and to meet Army Lodging standards.

- Construct a new main Lodging facility to include 272 rooms.
- Remove all existing on-post Lodging buildings with the exception of building 522, Magnolia Hall, from the Lodging inventory due to the condition of existing building systems and/or the cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

Renovation of building 522	\$ 1,543,205
New Lodging Facility	\$26,324,985
Total	\$27,868,190

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings T-8, T-9, T-10, T-11, T-12, T-15, T-17, T-18, 331, 332, 426, 5802, 5804, 5806, 5808, 5810, 5812, 5814, 5816, 5818, 5820, 5822, 5824, 5826, 5828, and 5830.
- Construct new main Lodging facility prior to removing existing Lodging facilities from inventory and removing the main Lodging back-of-the-house and public spaces currently in building 522.
- Renovate building 522, Magnolia Hall, based on condition assessment and to meet Army Lodging secondary facility standards.
- Remove buildings T-8, T-9, T-10, T-11, T-12, T-15, T-17, T-18, 331, 332, 426, 5802, 5804, 5806, 5808, 5810, 5812, 5814, 5816, 5818, 5820, 5822, 5824, 5826, 5828, and 5830 from the Lodging inventory.

Section 2 Lodging Master Plan



Installation Summary

Fort Polk, established in 1941, is located in west-central Louisiana on approximately 198,000 acres. Fort Polk is home to the Joint Readiness Training Center, and although considered a small installation with approximately 8,000 soldiers, offers a surprisingly diverse array of facilities and opportunities for soldiers and their families. Fort Polk is divided into two cantonment areas known as North Fort Polk and South Fort Polk. Approximately 98,000 acres of the main installation is within the Kisatchie National Forest and is used by Fort Polk under an agreement with the U.S. Forest Service.

The Fort Polk Installation Design Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current lodging room night requirements, Army guidance on lodging facility design standards, and force protection construction standards required additional analyses and were incorporated into the recommendations of this Lodging Wellness Plan.

The character of Fort Polk has been preserved and enhanced through the use of brick and stucco. Medium to low sloped roofs and lighter toned brick exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort Polk were constructed in various phases and are located in several areas of the installation. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located in the center of the installation, in close proximity to a majority of the community facilities. This area is recommended for planning future Lodging growth.

The proposed Fort Polk Lodging Master Plan reflects 342 Lodging rooms with an initial replacement of 96% of the existing Lodging buildings in a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. This new facility, in conjunction with existing Lodging facility 522, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 272 room main Lodging facility is recommended adjacent to existing building 522.

Existing Lodging Facilities

Lodging Buildings T-8, T-9, T-10, T-11, T-12, T-15, T-17, & T-18



These Lodging facilities, located in the area known as Traditions Circle, were constructed during World War II using wood frame construction techniques. Construction type, age, and condition of these facilities do not meet current Army Lodging standards. The cost to make condition assessment improvements to these facilities will exceed the 50% replacement cost.

Our recommendation is to remove buildings T-8, T-9, T-10, T-11, T-12, T-15, T-17, & T-18 from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Polk Wellness Solution and Lodging Master Plan.

Lodging Buildings 331 & 332



Buildings 331 and 332, Cypress Inn, constructed in 1972, consist of 28 standard rooms and 32 extended stay rooms, respectively. Currently configured as exterior entrance rooms, these buildings are in poor condition. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove buildings 331 and 332 from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Polk Wellness Solution and Lodging Master Plan.

Lodging Building 426



Building 426, the Log Cabin, constructed in 1942, is an historic structure and home of the first Installation commander. Currently serving as VIP quarters for Fort Polk, the building consists of 3 bedrooms, a living room, kitchen, dining room, and den. This facility is in poor condition, and the cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove building 426 from the Lodging inventory, allowing the installation to determine an alternate use for the

facility. This facility will be removed from the Fort Polk Wellness Solution and Lodging Master Plan.

Lodging Building 522



Building 522, Magnolia House, constructed in 1988, consists of 70 extended stay rooms. This building currently serves as the primary check-in point for Lodging at Fort Polk and has recently undergone an extensive renovation to the lobby and administrative areas. The building, however, is missing a lot of the support spaces for a main Lodging facility, such as in-house laundry, storage, maintenance, conference rooms, and breakfast area. It is recommended to use this building a secondary facility and move all main Lodging support spaces to the new facility.

The Magnolia House is located in close proximity to several community facilities such as the Installation Exchange, Chapel, and Child Care Center. The rooms are currently configured as exterior entrance rooms.

To make condition assessment improvements and renovations to building 522 to meet current Lodging standards will not exceed the 50% replacement cost.

Our recommendation is to retain building 522 in the Fort Polk Lodging inventory, and to renovate to a secondary facility. This facility will remain in the Fort Polk Wellness Solution and Lodging Master Plan.

Lodging Buildings 5802-5830 (even numbers)



The 15 Lodging facilities located in the area known as Bradshaw Court were initially constructed as military family housing in 1982 and later converted to Lodging rooms. These facilities are in poor condition. To make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove buildings 5802-5830 (even numbers) from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Polk Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new main Lodging facility includes 68 family suites, 93 standard rooms, and 111 extended-stay rooms. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. The lobby and back-of-the-house functions are sized for the 342 total Lodging rooms on the installation.

The proposed new construction will be sited adjacent to Magnolia Hall, building 522, in the existing Lodging campus area. The lobby will be constructed of glass exterior curtain walls to enhance the entry, while allowing maximum view and circulation. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a brick exterior veneer. The architectural guidance for Fort Polk is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The core area would maintain a 4-story height, tapering from 3-story on the end wings, providing a pedestrian scale and emphasis for the families. The entrance would be further emphasized by a one-story height covered drop-off area.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan. The building includes 272 rooms, with the Main Lodging support spaces to support of 342 rooms on the installation.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			155,298	158,476
Public Areas			39,196	40,002
Exterior Entrance	N/A	N/A		-
Vestibule	1	1	-	-
Lobby (includes vestibule)	1	800-1,000	800-1,000	1,104
Front Desk	3 stations	250	250	255
Bell Cart Station	4	12	48	81
Breakfast Bar (Seat/Svc) - min.	1	550	550	688
Passenger Elevators	2 elev. @ 4 floors	64	512	616
Stairs	6	230	5,520	3,862
Public Corridors	-	-	28,200	28,323
Public Telephone Area	3	6	18	20
Vending - Full Service	2	70	140	833
Vending - Ice Only	2	30	60	327
Women - Lobby	1	260	260	222
Men - Lobby	1	260	260	222
Multi-Purpose Room - (250 s.f. min.)	1	250	250	351
Study Rooms (1 per 25 ext stay units)	-	250	-	-
Guest Laundries (2 sets w/d per 75 units)	4	192	768	903
Gear Wash Rooms - (170 s.f. min.)	4	170	680	788
Guest Bulk Storage (1 per 4 family suites)	17	25 ea. 40 w/circ.	680	1,407
Guest Rooms	272		91,800	91,800
Guest Room - Standard	93	300	27,900	27,900
Guest Room - Ext. Stay	111	300	33,300	33,300
Guest Room - Family Suites	68	450	30,600	30,600
Back-of-House Areas			11,479	14,614
Manager's Office	1	180	180	196
Assistant Manager Offices	1	120	120	121
Front Office Manager	1	100	100	135
Admin. Offices	5 staff	500-600	500-600	582
Cash Room	1	100	100	100
Luggage Storage	1	100	100	108
Admin. Conference Room	1	350	350	351
Housekeeping Office	1	120	120	120
Dirty/Clean Linen Storage	-	100	-	-
In-House Laundry - (500 s.f. minimum)	1	500	500	506
Receiving Office	1	75	75	75
Maintenance Area	1	250	250	248
Kitchen Prep Room	1	150	150	189
Break Room	1	280	280	306
Staff Toilet - Men	1	100	100	137
Staff Toilet - Women	1	150	150	137
Access Corridor	-	-	1,150	1,158
Receiving - min.	1	150	150	174
Housekeeping Rooms	1 per 15 units	128	2,432	3,164
Service Elevator	1	80	320	436
Data/Commo Room	1	150	150	150
Switch Closets	6	16	96	980
Janitor Closet	1	50	50	78
Mechanical Room	-	-	2,312	2,393
General Storage Room - (500 s.f. min.)	1	500	500	1,177
Bulk Storage Room - (500 s.f. min.)	1	500	500	729
Electrical Room	4	140	560	755
Elevator Equipment Room	1	84	84	109
Exterior			400	
Playground (Outdoor)	1	-	-	-
Grounds Maintenance	1	400	400	-

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost \$26,324,985

- The cost is for the initial building of 272 rooms.
- All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Summary of Project Replacement Cost (based on 158,476 s.f.)

CSI	Percent	Amount
02 Site Work	2.59%	\$460,891.90
Parking Lots		\$212,040.00
Site Earthwork		\$248,851.90
03 Concrete	23.07%	\$4,102,968.58
Floor Construction		\$3,099,535.78
Slab on Grade		\$184,284.15
Stair Construction		\$82,026.00
Standard Foundations		\$737,122.65
04 Masonry	3.87%	\$688,766.73
Exterior Walls		\$688,766.73
07 Thermal & Moisture Protection	4.84%	\$860,054.99
Roof Construction		\$408,081.31
Roof Coverings		\$451,973.67
08 Doors & Windows	7.59%	\$1,349,747.13
Exterior Doors		\$25,092.33
Exterior Windows		\$1,049,040.00
Interior Doors		\$275,614.80
09 Finishes	18.65%	\$3,315,642.34
Ceiling Finishes		\$952,293.69
Floor Finishes		\$1,135,459.47
Partitions		\$680,594.89
Wall Finishes		\$547,294.29
10 Specialties	0.02%	\$3,152.24
Fittings		\$3,152.24
11 Equipment	3.37%	\$598,487.09
Commercial Equipment		\$14,066.25
Other Equipment		\$584,420.84
13 Special Construction	4.99%	\$887,495.67
Communications & Security		\$399,520.48
Sprinklers		\$487,975.19
14 Conveying Systems	1.12%	\$199,764.00
Elevators and Lifts		\$199,764.00
15 Mechanical	15.09%	\$2,683,546.62
Cooling Generating Systems		\$1,179,396.24
Domestic Water Dist		\$515,592.00
Plumbing Fixtures		\$988,558.38
16 Electrical	7.15%	\$1,270,504.16

Electrical Service & Distribution		\$1,262,338.76
Site Lighting		\$8,165.40
19 FF&E	7.65%	\$1,360,000.00
Interior FF&E allowance		\$1,360,000.00
Total Raw Cost	100.00%	\$17,781,021.4
Additional Hard Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Spirit	0.50%	\$97,795.62
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$1,778,102.1
Total Additional Hard Cost		\$1,875,897.76
Soft Cost (Template: Army Lodging New Construction)		
Parameter Name	Percent	Amount
Contingency	5.00%	\$982,845.96
SIOH Conus	6.50%	\$1,341,584.73
Design	10.00%	\$1,965,691.92
08 MYr Inflation Fct	9.93%	\$2,377,941.25
Total Soft Cost		\$6,668,063.86
Total Project Cost for Replacement		\$26,324,983.06

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT PROPOSED LODGING FACILITY (FLOORS 1-3) DRAWINGS HERE

Overview

Section 3 Demand Analysis

In March 1993, Fort Polk became the permanent home of the Joint Readiness Training Center (JRTC). Other commands relocated to Fort Polk from Europe or CONUS include the 2nd Armored Cavalry Regiment, the 42nd Field Artillery Brigade, and the 108th Air Defense Artillery Brigade. Fort Polk is also the home of the Warrior Troop Brigade, whose soldiers perform a variety of support missions.

From 1998 through 2001, the installation's population was generally consistent. In 2002, the population increased 11% as military activity heightened after the 2001 terrorist attacks; this increase is anticipated to be permanent. Fort Polk expects less than 1% population growth over the next five years.

The installation's training mission generates the majority of lodging demand, and Lodging management estimates over 80% of the demand is from personnel involved with JRTC training exercises. Most exercises last longer than two weeks; thus, the majority of lodging demand is from personnel on Temporary Duty (TDY) who stay more than 14 days. Permanent Change of Station (PCS) personnel and unofficial travelers represent 19% and 4%, respectively. Unofficial demand is not used in the calculation of recommended room inventory. The table below describes Fort Polk's official demand population.

Fort Polk Official Market Demand Analysis		
	TDY	PCS
Total Demand:	79%	19%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	34% (4 days)	60% (5 days)
More than 14 days	66% (30 days)	40% (27 days)

Source: Fort Polk Lodging Administration, compiled by Evans & Chastain, L.L.P.

On Post Inventory

Fort Polk has 203 guest rooms in 27 buildings. About 60% of these rooms are standard rooms with no kitchen facilities. In addition, there are three masonry barrack buildings with 248 rooms and 408 bedspaces; this facility is named "Warrior's Keep." The rooms in Warrior's Keep are configured with central baths. The number of bedspaces in Warrior's Keep varied in the past based upon the number of rooms with two beds.

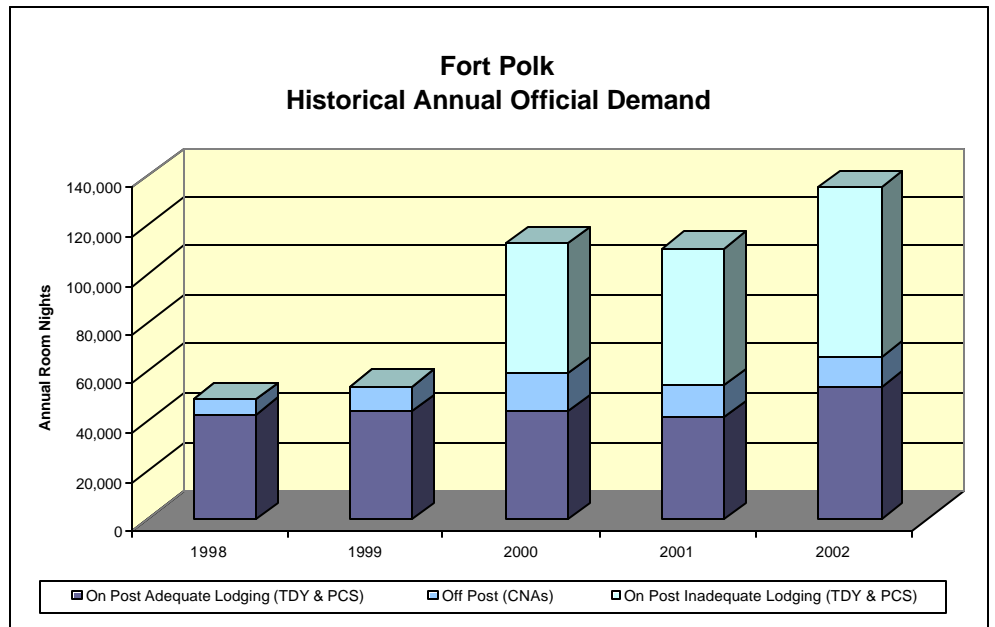
Demand and Utilization

Data Summary

In 2000 and 2001, demand inclusive of Certificates of Non-Availability (CNAs), averaged 300 to 310 rooms per night, respectively. Total demand for 1998 and 1999 was near this average (+/- 10%), inclusive of occupancy in Warrior's Keep; however, detailed occupancy information on these three barrack buildings was unavailable for 1998 and 1999 and therefore not included on the following chart. In 2002, demand increased significantly due to increased training related to the war on terrorism.

Over the last five years, CNAs averaged 31 room nights per day. Despite the demand increase of 22% in 2002, CNAs averaged 34 room nights per day (near the 2001 level). The lack of variance in CNAs leads to the conclusion most of the demand changes from year-to-year were related to the JRTC exercises. Lodging housed personnel involved with these exercises in Warrior's Keep, which also had capacity to handle large surges in demand due to the availability of double occupancy accommodation.

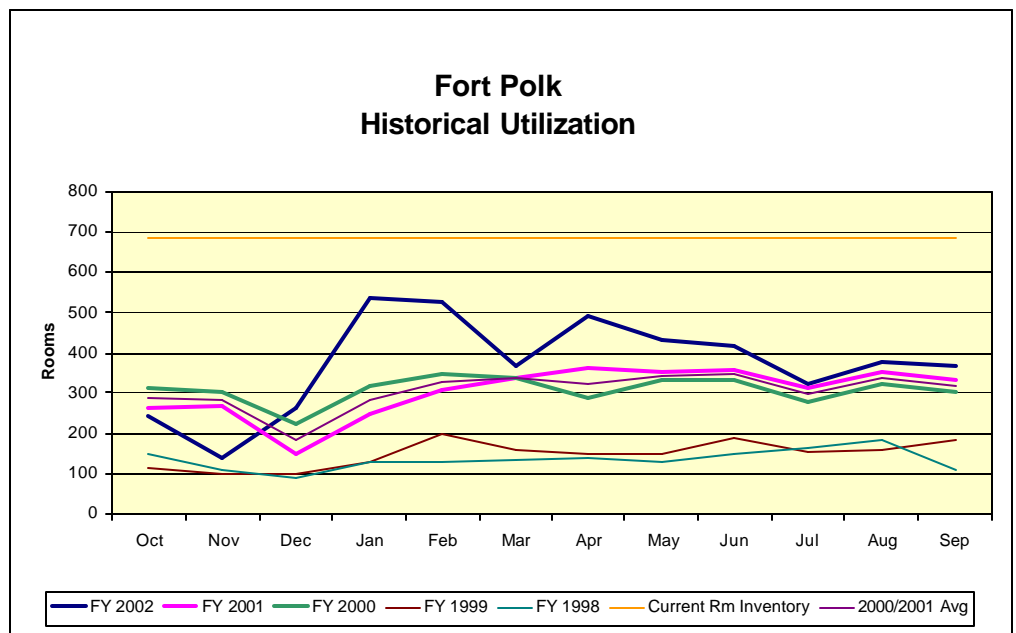
The following chart summarizes historical data; it identifies the annual official demand both on and off post.



Source: Fort Polk Lodging Administration, compiled by Evans & Chastain, L.L.P.

Occupancy statistics on this installation are atypical because the inclusion of Warrior's Keep demand artificially inflated the number of rooms available. Note these buildings were generally used for personnel involved in JRTC exercises and some ROTC training. They were not taken out of service when not in use because of recurring utilization.

The following chart summarizes historical utilization data by month.



Source: Fort Polk Lodging Administration, compiled by Evans & Chastain, L.L.P.

The trends in 1998 and 1999 are very similar, as are 2000 and 2001 trends which include Warrior's Keep demand. As mentioned, 2002 demand significantly increased beginning in January. Demand generally stayed high until July, when it returned to just above historical levels. The exception, a decline in March, was related to the completion of a large JRTC exercise.

Seasonality

The installation hosts JRTC exercises year round, except for December; thus, Fort Polk's lodging demand cycle experiences little seasonality.

Factors Influencing Demand

Fort Polk has 3,641 owned and 600 leased family housing units, about 10% more inventory than required. The Residential Communities Initiative calls for construction of 180 new family housing units and termination of leases for 600 units. The net result is a reduction of 320 family housing units. The projected reduction of family housing stock is not anticipated to have a significant impact on the demand for PCS Lodging over the next five years.

We identified no other anticipated changes in the installation's demographics or mission affecting segmentation between the TDY and PCS mix.

Private Market Capability

Because Fort Polk is located in a rural area, about 50 miles from the nearest town of significant size, the commercial private market within a 30-minute rush-hour driving time radius of the installation has a limited number of rooms: approximately 500 to 600. Less than 200 of these rooms are in properties affiliated with major lodging chains.

There are no other military Lodging operations within a 30-minute rush-hour driving time radius of the installation.

Approximately one-half to two-thirds of proximate properties are smaller operations and generally do not meet the minimum Lodging standards for off-post lodging, based upon room rates charged. The properties that meet the minimum standards have government room rates ranging from \$49.50 to \$55.00. It is not atypical for Lodging Management to send personnel over 50 miles to Alexandria, Louisiana when large groups visit Fort Polk.

The average government rate of the commercial properties that meet minimal standards is \$53.35. This compares to a current per diem rate of \$55. However in 1999 and 1998 the per diem rate was only \$50. The number applied in the right-size model is \$52.01, which is the average of three years at \$53.35 and two years at \$50.

This market is not large enough for Smith Travel Research to track current or historical occupancy or average daily rate data.

Based on our market research, it is reasonable to assume—although some off post facilities are older, of lesser quality, and offer limited amenities—the Private Market normally has just sufficient capacity to support the overflow lodging requirements Fort Polk personnel may encounter if the current lodging inventory is maintained. It would not be able to meet this need if a significant number of rooms available at Fort Polk were reduced.

Demand Requirement Determination

Fort Polk lodging demand can be segmented into two groups: demand from personnel participating in the JRTC exercises and demand from all other personnel. As indicated earlier, the JRTC demand is housed in Warrior's Keep. To accurately assess the installation's needs, we determined the lodging demand requirement inclusive and exclusive of the personnel staying in Warrior's Keep. Historical records for 1998 and 1999 were insufficient to properly analyze JRTC demand. The 2002 demand significantly exceeded historical levels and is not deemed sustainable.

Based on these factors, the average demand for 2000 and 2001, once adjusted for normalization and population growth, is the best indicator of future demand. In 2002, the population increased 11%; as previously noted, this increase is considered permanent. To account for this increase, the 2000/2001 lodging demand average was increased by 11%. This is about one-half of the 2002 increase. The lodging demand normalization process eliminates monthly demand peaks or valleys where official demand is 20% greater or 20% less than average demand for the years under consideration. Variances greater or less than 20% of the average are atypical and unlikely to recur.

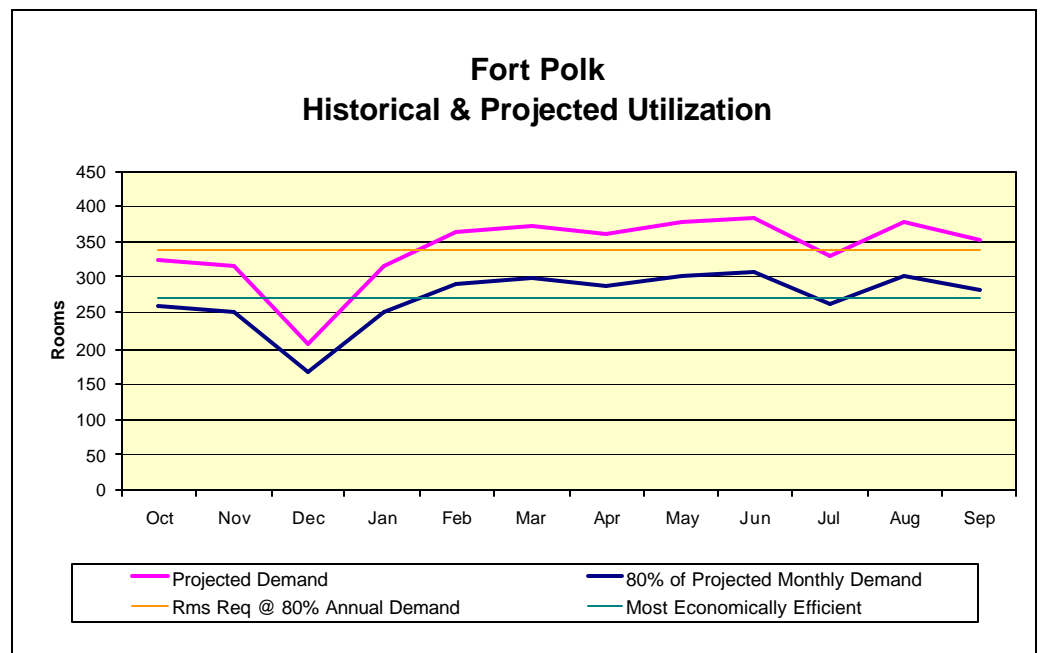
The Core Lodging Requirement objective is to provide sufficient lodging to meet "80% of Official Demand". Using this criterion, the total number of rooms required on an annualized basis is 340, generating an occupancy

rate of 83%. If the room nights provided by Warrior's Keep demand were excluded, the total number of rooms required on an annualized basis would be 169, generating an occupancy rate of 89%. The average daily rate in FY08 dollars is predicted to be \$27.00.

Another method used to determine the number of rooms to be provided at the installation is the "Most Economically Efficient". This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the cost of these scenarios is at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for the installation is 271 rooms. With a room inventory of 271 rooms, the expected occupancy rate is 85% and 64% of the official demand is met.

If the room nights provided by Warrior's Keep demand were excluded, the total number of rooms required by the Most Economically Efficient method on an annualized basis would be 160, generating an occupancy rate of 89% and meeting 76% of the official demand.

The following chart compares the pertinent potential alternatives to room inventory to the projected demand.



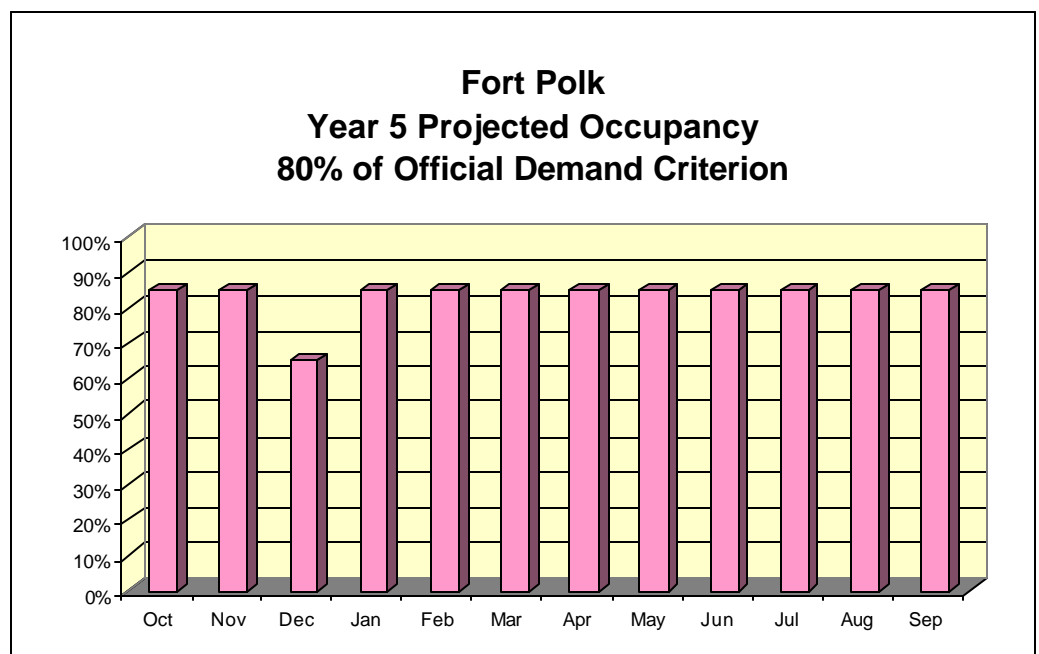
Source: Fort Riley Lodging Administration and Evans & Chastain, L.L.P.

Based on Fort Polk's demand pattern and the anticipated future demand growth, we recommend the number of rooms provided be sized using the

“80% of Official Demand” criterion. The number of rooms indicated by the “Most Economically Efficient” criterion would force a number of guests to stay in lodging properties over an hour away from the installation during peak demand periods.

Using the “80% of Official Demand” criterion, the average occupancy will be 83% with Warrior’s Keep demand included, and 80% of the official demand will be met. On a monthly basis, occupancy will have a variance from 65% in December to 90% during the remaining months of the year.

The next chart presents the expected occupancy percentages on a monthly basis.



Source: Evans & Chastain, L.L.P.

Summary and Recommendation

- The installation’s population grew 13% over the last five years, with most of this change occurring in 2002. While the operations tempo and training are expected to decrease from the 2002 level, overall activity levels are expected to be greater than in past years.
- The local private hotel market is small with a minimal number of hotels meeting CFSC quality standards. The commercial market can provide for the existing off post Lodging requirements, but would

likely be unable to meet this need if there were a significant reduction in the number of rooms available on post.

- Official demand is generally very predictable on a month-to-month basis. Demand in December declines concurrent with a reduction in JRTC exercises.
- The installation does not issue a significant number of CNAs because of the percentage of business associated with JRTC exercises and the ability to accommodate a large number of personnel in Warrior's Keep.
- Providing a room inventory equal to the "80% of Official Demand" will generate an occupancy rate of 83% with Warrior's Keep demand included.

Room Count and Mix Recommendation

- 340 rooms
- Proposed room mix:
 - 93 standard guest rooms
 - 180 extended-stay guest rooms offering a kitchenette
 - 67 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

Special Note, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this installation **Building 522** uses both cost models for the total renovation.



Building T-08

Building T-08 was constructed in 1941. The 883 square foot facility contains 1 lodging units, operating as a family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$103,045.00
Replacement Cost	\$113,700.00
Condition Assessment to Replacement Cost Ratio	90.63%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-08 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	0
16.Delta renovation	-1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam construction with the concrete piers added at a later date. There is some evidence of minor settlement. A complete evaluation of the foundation system including recommendations and estimates for repair are beyond the scope of work for this project. A structural engineer should assess the foundation to determine the condition.
- Recommendation: Provide a structural engineer to evaluate the foundation and develop cost estimates for repairs.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond their useful life.
- Recommendation: Replace aluminum windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior walls are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Interior wall finishes are textured and painted drywall, in fair condition.
- Recommendation: Install new vinyl wall covering over wall surfaces.

Floor Finishes

- Analysis: Floor finishes consist of carpet in the bedroom and the living area, and VCT in the restrooms. The carpet and VCT are in fair condition.
- Recommendation: Replace carpet and VCT

Ceiling Finishes

- Analysis: Ceilings are suspended acoustic tile and grid. The tile is beyond useful life.
- Recommendation: Replace acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: The house has one restroom. The restroom consists of a lavatory, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon residential gas fired water heater located in the mechanical room. The water heater and piping is beyond its useful life.

- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is provided by a pole mounted transformer supplying power to a 100 amp panel. The main service and branch circuits are beyond useful life.
- Recommendation: Replace the switchboard and branch circuits.

Communications and Security

- Analysis: The building has a hard wired smoke alarm in the bedroom and living area. There is no fire alarm or wireless annunciator in the building.
- Recommendation: Install a fire alarm system.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists on this location. The building has a full kitchen with a range, refrigerator, sink and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	1.34%	\$819.80
Wood railing: Damaged		\$819.80
07 Thermal & Moisture Protection	6.30%	\$3,852.85
Built-up Roof: Beyond Useful Life		\$3,852.85
08 Doors & Windows	8.74%	\$5,349.78
Al. Windows - Beyond Useful Life		\$5,349.78
09 Finishes	14.56%	\$8,906.27
Acoustical Ceiling Tile: Beyond expect useful life		\$2,021.77
Carpet: Beyond Useful Life		\$1,864.77
VCT: Beyond Useful Life		\$285.14
Vinyl Wall Covering: Damaged or Failing		\$4,734.59
10 Specialties	0.12%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	5.32%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	6.31%	\$3,858.04
Fire Alarm System: Missing or Inadequate		\$729.30
Fire Sprinklers: Missing or Inadequate		\$3,128.74
15 Mechanical	27.70%	\$16,947.94
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$1,840.19
Pipe, sewer or waste: Beyond expected useful life		\$882.82
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	13.27%	\$8,115.90
Branch Circuits: Beyond Expected Useful Life		\$2,501.70
Fixtures, Incandescent: Missing or inadequate		\$3,406.38
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	16.35%	\$10,000.00
Hard and soft goods: Beyond expected useful life		\$10,000.00
Total Raw Cost	100.00%	\$61,179.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$336.48
Force Protection	9.00%	\$6,087.00

General Conditions	10.00%	\$6,117.90
Total Additional Hard Cost		\$12,541.39

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$7,372.04
SIOH Conus	6.50%	\$5,271.01
Design	10.00%	\$7,372.04
08 MYr Inflation Fct	9.93%	\$9,307.93
Total Soft Cost		\$29,323.02
Total Project		\$103,043.41

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.68%	\$3,597.47
Site Earthwork		\$3,597.47
03 Concrete	10.78%	\$8,276.80
Floor Construction		\$4,379.42
Slab on Grade		\$1,623.53
Standard Foundations		\$2,273.85
04 Masonry	18.85%	\$14,478.17
Exterior Walls		\$14,478.17
07 Thermal & Moisture Protection	3.18%	\$2,445.18
Roof Construction		\$1,016.19
Roof Coverings		\$1,429.00
08 Doors & Windows	17.95%	\$13,781.67
Exterior Doors		\$4,031.55
Exterior Windows		\$7,440.00
Interior Doors		\$2,310.12
09 Finishes	13.77%	\$10,577.60
Ceiling Finishes		\$1,324.72
Floor Finishes		\$3,133.77
Partitions		\$3,699.55
Wall Finishes		\$2,419.56
11 Equipment	4.24%	\$3,255.00
Other Equipment		\$3,255.00
13 Special Construction	3.03%	\$2,323.87
Communications & Security		\$818.59
Sprinklers		\$1,505.29
15 Mechanical	10.46%	\$8,032.41
Cooling Generating Systems		\$3,638.16
Domestic Water Dist		\$1,674.00
Plumbing Fixtures		\$2,720.25
16 Electrical	6.55%	\$5,029.44
Electrical Service & Distribution		\$5,029.44
19 FF&E	6.51%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$76,797.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$422.39
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$7,679.76
Total Additional Hard Cost		\$8,102.15

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$4,244.99
SIOH Conus	6.50%	\$5,794.41
Design	10.00%	\$8,489.98
08 MYr Inflation Fct	9.93%	\$10,270.51
Total Soft Cost		\$28,799.89
Total Project Cost for Replacement		\$113,699.66

INSERT BUILDING T-08 FLOOR PLANS HERE



Building T-09

Building T-09 was constructed in 1941. The 1,258 square foot facility contains 1 lodging unit, operating as 1 family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$106,350.00
Replacement Cost	\$173,975.00
Condition Assessment to Replacement Cost Ratio	61.13%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-09 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	1
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam system with concrete piers that were replaced after original construction. There is evidence of minor settling. A complete analysis, including cost estimates for repairs, are beyond the scope of work for this project. A structural engineer should assess the foundation to determine its condition and develop estimates for possible repairs..
- Recommendation: Provide a structural engineer to evaluate the foundation.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond useful life.
- Recommendation: Replace all existing windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Wall finishes are textured and painted drywall, in poor condition.
- Recommendation: Install vinyl wall covering on wall surfaces.

Floor Finishes

- Analysis: The units have carpet, the restrooms ceramic tile and the kitchens vinyl tile. The carpet and VCT are in poor condition. The ceramic tile is in good condition.
- Recommendation: Replace carpet and VCT.

Ceiling Finishes

- Analysis: The ceilings have a acoustic tile and grid system. The acoustic tile is beyond its useful life.
- Recommendation: Replace the acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon gas fired residential water heater located in the mechanical room. The piping is in fair condition. The water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is supplied by a pole mounted transform providing power to a 150 amp switchboard. The main panel and branch circuits are beyond their useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: The building has hard wired smoke detectors in the bedrooms and living area. There is no fire alarm in the building.
- Recommendation: Install a fire alarm as required by code.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists at this location. The kitchen has a range, refrigerator, sink and microwave oven. The kitchen appliances are beyond useful life.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	1.30%	\$819.80
Wood railing: Damaged		\$819.80
07 Thermal & Moisture Protection	8.13%	\$5,133.26
Built-up Roof: Beyond Useful Life		\$5,133.26
08 Doors & Windows	6.16%	\$3,890.75
Al. Windows - Beyond Useful Life		\$3,890.75
09 Finishes	15.03%	\$9,489.15
Acoustical Ceiling Tile: Beyond expect useful life		\$2,527.11
Carpet: Beyond Useful Life		\$1,740.54
VCT: Beyond Useful Life		\$438.49
Vinyl Wall Covering: Damaged or Failing		\$4,783.01
10 Specialties	0.11%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	5.16%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	6.20%	\$3,913.82
Fire Alarm System: Missing or Inadequate		\$737.80
Fire Sprinklers: Missing or Inadequate		\$3,176.02
15 Mechanical	26.89%	\$16,978.44
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$1,860.32
Pipe, sewer or waste: Beyond expected useful life		\$893.19
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	15.19%	\$9,589.31
Branch Circuits: Beyond Expected Useful Life		\$2,529.85
Fixtures, Incandescent: Missing or inadequate		\$4,851.64
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	15.84%	\$10,000.00
Hard and soft goods: Beyond expected useful life		\$10,000.00
Total Raw Cost	100.00%	\$63,143.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$347.29
Force Protection	9.00%	\$6,282.41

General Conditions	10.00%	\$6,314.30
Total Additional Hard Cost		\$12,944.00

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$7,608.70
SIOH Conus	6.50%	\$5,440.22
Design	10.00%	\$7,608.70
08 MYr Inflation Fct	9.93%	\$9,606.74
Total Soft Cost		\$30,264.36
Total Project		\$106,351.36

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.98%	\$5,846.21
Site Earthwork		\$5,846.21
03 Concrete	11.10%	\$13,044.20
Floor Construction		\$6,660.15
Slab on Grade		\$2,659.40
Standard Foundations		\$3,724.65
04 Masonry	15.41%	\$18,110.98
Exterior Walls		\$18,110.98
07 Thermal & Moisture Protection	3.08%	\$3,613.59
Roof Construction		\$1,506.15
Roof Coverings		\$2,107.44
08 Doors & Windows	15.55%	\$18,271.71
Exterior Doors		\$4,031.55
Exterior Windows		\$11,160.00
Interior Doors		\$3,080.16
09 Finishes	14.52%	\$17,057.83
Ceiling Finishes		\$2,177.20
Floor Finishes		\$5,865.59
Partitions		\$5,483.34
Wall Finishes		\$3,531.69
11 Equipment	5.54%	\$6,510.00
Other Equipment		\$6,510.00
13 Special Construction	3.24%	\$3,806.59
Communications & Security		\$1,340.87
Sprinklers		\$2,465.72
15 Mechanical	12.08%	\$14,189.94
Cooling Generating Systems		\$5,959.44
Domestic Water Dist		\$2,790.00
Plumbing Fixtures		\$5,440.50
16 Electrical	6.01%	\$7,060.56
Electrical Service & Distribution		\$7,060.56
19 FF&E	8.51%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$117,511.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$646.31
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$11,751.16
Total Additional Hard Cost		\$12,397.48

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$6,495.45
SIOH Conus	6.50%	\$8,866.30
Design	10.00%	\$12,990.91
08 MYr Inflation Fct	9.93%	\$15,715.39
Total Soft Cost		\$44,068.05
Total Project Cost for Replacement		\$173,977.14

INSERT BUILDING T-09 FLOOR PLANS HERE



Building T-10

Building T-10 was constructed in 1941. The 1,258 square foot facility contains 1 lodging unit, operating as 1 family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$106,350.00
Replacement Cost	\$173,975.00
Condition Assessment to Replacement Cost Ratio	61.13%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-10 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	1
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam system with concrete piers that were replaced after original construction. There is evidence of minor settling. A complete analysis, including cost estimates for repairs, are beyond the scope of work for this project. A structural engineer should assess the foundation to determine its condition and develop estimates for possible repairs..
- Recommendation: Provide a structural engineer to evaluate the foundation.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond useful life.
- Recommendation: Replace all existing windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Wall finishes are textured and painted drywall, in poor condition.
- Recommendation: Install vinyl wall covering on wall surfaces.

Floor Finishes

- Analysis: The units have carpet, the restrooms ceramic tile and the kitchens vinyl tile. The carpet and VCT are in poor condition. The ceramic tile is in good condition.
- Recommendation: Replace carpet and VCT.

Ceiling Finishes

- Analysis: The ceilings have a acoustic tile and grid system. The acoustic tile is beyond its useful life.
- Recommendation: Replace the acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon gas fired residential water heater located in the mechanical room. The piping is in fair condition. The water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is supplied by a pole mounted transform providing power to a 150 amp switchboard. The main panel and branch circuits are beyond their useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: The building has hard wired smoke detectors in the bedrooms and living area. There is no fire alarm in the building.
- Recommendation: Install a fire alarm as required by code.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists at this location. The kitchen has a range, refrigerator, sink and microwave oven. The kitchen appliances are beyond useful life.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	1.30%	\$819.80
Wood railing: Damaged		\$819.80
07 Thermal & Moisture Protection	8.13%	\$5,133.26
Built-up Roof: Beyond Useful Life		\$5,133.26
08 Doors & Windows	6.16%	\$3,890.75
Al. Windows - Beyond Useful Life		\$3,890.75
09 Finishes	15.03%	\$9,489.15
Acoustical Ceiling Tile: Beyond expect useful life		\$2,527.11
Carpet: Beyond Useful Life		\$1,740.54
VCT: Beyond Useful Life		\$438.49
Vinyl Wall Covering: Damaged or Failing		\$4,783.01
10 Specialties	0.11%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	5.16%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	6.20%	\$3,913.82
Fire Alarm System: Missing or Inadequate		\$737.80
Fire Sprinklers: Missing or Inadequate		\$3,176.02
15 Mechanical	26.89%	\$16,978.44
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$1,860.32
Pipe, sewer or waste: Beyond expected useful life		\$893.19
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	15.19%	\$9,589.31
Branch Circuits: Beyond Expected Useful Life		\$2,529.85
Fixtures, Incandescent: Missing or inadequate		\$4,851.64
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	15.84%	\$10,000.00
Hard and soft goods: Beyond expected useful life		\$10,000.00
Total Raw Cost	100.00%	\$63,143.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$347.29
Force Protection	9.00%	\$6,282.41

General Conditions	10.00%	\$6,314.30
Total Additional Hard Cost		\$12,944.00

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$7,608.70
SIOH Conus	6.50%	\$5,440.22
Design	10.00%	\$7,608.70
08 MYr Inflation Fct	9.93%	\$9,606.74
Total Soft Cost		\$30,264.36
Total Project		\$106,351.36

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.98%	\$5,846.21
Site Earthwork		\$5,846.21
03 Concrete	11.10%	\$13,044.20
Floor Construction		\$6,660.15
Slab on Grade		\$2,659.40
Standard Foundations		\$3,724.65
04 Masonry	15.41%	\$18,110.98
Exterior Walls		\$18,110.98
07 Thermal & Moisture Protection	3.08%	\$3,613.59
Roof Construction		\$1,506.15
Roof Coverings		\$2,107.44
08 Doors & Windows	15.55%	\$18,271.71
Exterior Doors		\$4,031.55
Exterior Windows		\$11,160.00
Interior Doors		\$3,080.16
09 Finishes	14.52%	\$17,057.83
Ceiling Finishes		\$2,177.20
Floor Finishes		\$5,865.59
Partitions		\$5,483.34
Wall Finishes		\$3,531.69
11 Equipment	5.54%	\$6,510.00
Other Equipment		\$6,510.00
13 Special Construction	3.24%	\$3,806.59
Communications & Security		\$1,340.87
Sprinklers		\$2,465.72
15 Mechanical	12.08%	\$14,189.94
Cooling Generating Systems		\$5,959.44
Domestic Water Dist		\$2,790.00
Plumbing Fixtures		\$5,440.50
16 Electrical	6.01%	\$7,060.56
Electrical Service & Distribution		\$7,060.56
19 FF&E	8.51%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$117,511.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$646.31
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$11,751.16
Total Additional Hard Cost		\$12,397.48

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$6,495.45
SIOH Conus	6.50%	\$8,866.30
Design	10.00%	\$12,990.91
08 MYr Inflation Fct	9.93%	\$15,715.39
Total Soft Cost		\$44,068.05
Total Project Cost for Replacement		\$173,977.14

INSERT BUILDING T-10 FLOOR PLANS HERE



Building T-11

Building T-11 was constructed in 1941. The 2,441 square foot facility contains 3 lodging units, operating as 3 family suites for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 2 family suites and 2 extended stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$173,645.00
Replacement Cost	\$306,040.00
Condition Assessment to Replacement Cost Ratio	56.74%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-11s not recommended.

Attributes

01.Number of Units Constructed	3
02.Number of Units Used	3
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	3
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	3
13.Renovated to Standard	0
14.Renovated to Extended Stay	2
15.Renovated to Family Suite	2
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam system with concrete piers added after original construction. Minor settlement is evident. A complete analysis with cost estimates is beyond the scope of work of this project. A structural engineer should assess the foundation to determine the condition and provide cost estimates for repairs.
- Recommendation: Provide a structural engineer to evaluate the foundation.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond their useful life.

- Recommendation: Replace existing windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are textured and painted dry wall, in poor condition.
- Recommendation: Install vinyl wall covering over wall surfaces.

Floor Finishes

- Analysis: Floor finishes consist of carpet in the bedrooms and the living area and VCT in the restroom. Carpet and VCT is beyond its useful life.
- Recommendation: Replace carpet and VCT.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with a smooth texture. The paint is in poor condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The house has three restrooms, each consisting of a lavatory, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 40 gallon gas fired water heater located in the mechanical room. The piping is in fair condition. The water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedrooms as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Power is supplied by a pole mounted transformer supplying power to a 100 amp switchboard. The main service and branch circuits are beyond their useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: There are hard wired smoke detectors in each bedroom and the living area. There is no fire alarm in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists at this location. The kitchen has a range, refrigerator, sink and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	9.25%	\$9,533.19
Built-up Roof: Beyond Useful Life		\$9,533.19
08 Doors & Windows	7.55%	\$7,781.50
Al. Windows - Beyond Useful Life		\$7,781.50
09 Finishes	13.98%	\$14,414.10
Carpet: Beyond Useful Life		\$3,232.27
Interior ceilings: Paint Failing		\$713.31
VCT: Beyond Useful Life		\$1,038.70
Vinyl Wall Covering: Damaged or Failing		\$9,429.82
10 Specialties	0.21%	\$216.37
BR Accessories: Replace due to remodel		\$216.37
11 Equipment	3.16%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	7.50%	\$7,729.95
Fire Alarm System: Missing or Inadequate		\$1,452.65
Fire Sprinklers: Missing or Inadequate		\$6,277.30
15 Mechanical	27.70%	\$28,554.03
Bath tub: Replace due to remodel		\$4,421.32
Pipe, domestic water: Beyond expected useful life		\$3,666.30
Pipe, sewer or waste: Beyond expected useful life		\$1,758.68
Restroom exhaust: Beyond expected useful life		\$4,000.42
Sink & vanity: Replace due to remodel		\$2,155.83
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$2,764.62
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	16.11%	\$16,611.88
Branch Circuits: Beyond Expected Useful Life		\$4,983.68
Fixtures, Incandescent: Missing or inadequate		\$9,420.38
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	14.55%	\$15,000.00
Hard and soft goods: Beyond expected useful life		\$15,000.00
Total Raw Cost	100.00%	\$103,097.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$567.03
Force Protection	9.00%	\$10,257.64
General Conditions	10.00%	\$10,309.70
Total Additional Hard Cost		\$21,134.37

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$12,423.14
SIOH Conus	6.50%	\$8,882.54
Design	10.00%	\$12,423.14
08 MYr Inflation Fct	9.93%	\$15,685.45
Total Soft Cost		\$49,414.26
Total Project		\$173,645.63

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.55%	\$11,468.06
Site Earthwork		\$11,468.06
03 Concrete	10.73%	\$22,172.71
Floor Construction		\$9,571.98
Slab on Grade		\$5,249.08
Standard Foundations		\$7,351.65
04 Masonry	11.96%	\$24,720.90
Exterior Walls		\$24,720.90
07 Thermal & Moisture Protection	3.17%	\$6,552.02
Roof Construction		\$2,856.07
Roof Coverings		\$3,695.95
08 Doors & Windows	13.37%	\$27,636.81
Exterior Doors		\$4,031.55
Exterior Windows		\$18,600.00
Interior Doors		\$5,005.26
09 Finishes	16.09%	\$33,266.70
Ceiling Finishes		\$4,307.06
Floor Finishes		\$11,693.68
Partitions		\$10,397.87
Wall Finishes		\$6,868.09
11 Equipment	6.30%	\$13,020.00
Other Equipment		\$13,020.00
13 Special Construction	3.63%	\$7,513.39
Communications & Security		\$2,646.59
Sprinklers		\$4,866.79
15 Mechanical	13.65%	\$28,223.64
Cooling Generating Systems		\$11,762.64
Domestic Water Dist		\$5,580.00
Plumbing Fixtures		\$10,881.00
16 Electrical	5.87%	\$12,138.36
Electrical Service & Distribution		\$12,138.36
19 FF&E	9.68%	\$20,000.00
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$206,712.59

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,136.92
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$20,671.26
Total Additional Hard Cost		\$21,808.18

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$11,426.04
SIOH Conus	6.50%	\$15,596.54
Design	10.00%	\$22,852.08
08 MYr Inflation Fct	9.93%	\$27,644.67
Total Soft Cost		\$77,519.32
Total Project Cost for Replacement		\$306,040.09

INSERT BUILDING T-11 FLOOR PLANS HERE



Bedroom

Building T-12

Building T-12 was constructed in 1941. The 2,641 square foot facility contains 4 lodging units, operating as 4 family suites for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 3 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$218,570.00
Replacement Cost	\$306,040.00
Condition Assessment to Replacement Cost Ratio	71.42%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-12 is not recommended.

Attributes

01. Number of Units Constructed	4
02. Number of Units Used	4
03. Back of House Function	No
04. Single Room w/o Full Kitchen	0
05. Single Room w/ Full Kitchen	0
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	0
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	4
10. Operating as Standard Room	0
11. Operating as Extended Stay	0
12. Operating as Family Suite	4
13. Renovated to Standard	0
14. Renovated to Extended Stay	0
15. Renovated to Family Suite	3
16. Delta renovation	-1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam system with concrete piers added after original construction. Minor settlement is evident. A complete analysis with cost estimates is beyond the scope of work of this project. A structural engineer should assess the foundation to determine the condition and provide cost estimates for repairs.
- Recommendation: Provide a structural engineer to evaluate the foundation.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond their useful life.

- Recommendation: Replace existing windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are textured and painted dry wall, in poor condition.
- Recommendation: Install vinyl wall covering over wall surfaces.

Floor Finishes

- Analysis: Floor finishes consist of carpet in the bedrooms and the living area and VCT in the restroom. Carpet and VCT is beyond its useful life.
- Recommendation: Replace carpet and VCT.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with a smooth texture. The paint is in poor condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The house has three restrooms, each consisting of a lavatory, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 40 gallon gas fired water heater located in the mechanical room. The piping is in fair condition. The water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedrooms as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Power is supplied by a pole mounted transformer supplying power to a 100 amp switchboard. The main service and branch circuits are beyond their useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: There are hard wired smoke detectors in each bedroom and the living area. There is no fire alarm in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists at this location. The kitchen has a range, refrigerator, sink and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	0.47%	\$614.85
Wood railing: Damaged		\$614.85
07 Thermal & Moisture Protection	8.19%	\$10,633.18
Built-up Roof: Beyond Useful Life		\$10,633.18
08 Doors & Windows	6.75%	\$8,754.19
Al. Windows - Beyond Useful Life		\$8,754.19
09 Finishes	19.37%	\$25,132.27
Acoustical Ceiling Tile: Beyond expect useful life		\$7,695.84
Carpet: Beyond Useful Life		\$5,221.44
VCT: Beyond Useful Life		\$1,558.12
Vinyl Wall Covering: Damaged or Failing		\$10,656.87
10 Specialties	0.22%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	2.51%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	6.72%	\$8,725.96
Fire Alarm System: Missing or Inadequate		\$1,641.35
Fire Sprinklers: Missing or Inadequate		\$7,084.61
15 Mechanical	26.46%	\$34,331.88
Bath tub: Replace due to remodel		\$5,895.08
Pipe, domestic water: Beyond expected useful life		\$4,143.41
Pipe, sewer or waste: Beyond expected useful life		\$1,985.50
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$3,686.15
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	13.90%	\$18,033.40
Branch Circuits: Beyond Expected Useful Life		\$5,633.30
Fixtures, Incandescent: Missing or inadequate		\$10,192.28
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	15.41%	\$20,000.00
Hard and soft goods: Beyond expected useful life		\$20,000.00
Total Raw Cost	100.00%	\$129,770.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$713.74
Force Protection	9.00%	\$12,911.47

General Conditions	10.00%	\$12,977.00
Total Additional Hard Cost		\$26,602.20

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$15,637.22
SIOH Conus	6.50%	\$11,180.61
Design	10.00%	\$15,637.22
08 MYr Inflation Fct	9.93%	\$19,743.55
Total Soft Cost		\$62,198.60
Total Project		\$218,570.80

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.55%	\$11,468.06
Site Earthwork		\$11,468.06
03 Concrete	10.73%	\$22,172.71
Floor Construction		\$9,571.98
Slab on Grade		\$5,249.08
Standard Foundations		\$7,351.65
04 Masonry	11.96%	\$24,720.90
Exterior Walls		\$24,720.90
07 Thermal & Moisture Protection	3.17%	\$6,552.02
Roof Construction		\$2,856.07
Roof Coverings		\$3,695.95
08 Doors & Windows	13.37%	\$27,636.81
Exterior Doors		\$4,031.55
Exterior Windows		\$18,600.00
Interior Doors		\$5,005.26
09 Finishes	16.09%	\$33,266.70
Ceiling Finishes		\$4,307.06
Floor Finishes		\$11,693.68
Partitions		\$10,397.87
Wall Finishes		\$6,868.09
11 Equipment	6.30%	\$13,020.00
Other Equipment		\$13,020.00
13 Special Construction	3.63%	\$7,513.39
Communications & Security		\$2,646.59
Sprinklers		\$4,866.79
15 Mechanical	13.65%	\$28,223.64
Cooling Generating Systems		\$11,762.64
Domestic Water Dist		\$5,580.00
Plumbing Fixtures		\$10,881.00
16 Electrical	5.87%	\$12,138.36
Electrical Service & Distribution		\$12,138.36
19 FF&E	9.68%	\$20,000.00
Interior FF&E allowance		\$20,000.00
Total Raw Cost	100.00%	\$206,712.59

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,136.92
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$20,671.26
Total Additional Hard Cost		\$21,808.18

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$11,426.04
SIOH Conus	6.50%	\$15,596.54
Design	10.00%	\$22,852.08
08 MYr Inflation Fct	9.93%	\$27,644.67
Total Soft Cost		\$77,519.32
Total Project Cost for Replacement		\$306,040.09

INSERT BUILDING T-12 FLOOR PLANS HERE



Building T-15

Building T-15 was constructed in 1941. The 758 square foot facility contains 1 lodging unit, operating as 1 family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$77,035.00
Replacement Cost	\$113,700.00
Condition Assessment to Replacement Cost Ratio	67.75%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-15 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam construction with the concrete piers added at a later date. There is some evidence of minor settlement. A complete evaluation of the foundation system including recommendations and estimates for repair are beyond the scope of work for this project. A structural engineer should assess the foundation to determine the condition.
- Recommendation: Provide a structural engineer to evaluate the foundation and develop cost estimates for repairs.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond their useful life.
- Recommendation: Replace aluminum windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior walls are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Interior wall finishes are textured and painted drywall, in fair condition.
- Recommendation: Install new vinyl wall covering over wall surfaces.

Floor Finishes

- Analysis: Floor finishes consist of carpet in the bedroom and the living area, and VCT in the restrooms. The carpet and VCT are in fair condition.
- Recommendation: Replace carpet and VCT

Ceiling Finishes

- Analysis: Ceilings are suspended acoustic tile and grid. The tile is beyond useful life.
- Recommendation: Replace acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: The house has one restroom. The restroom consists of a lavatory, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon residential gas fired water heater located in the mechanical room. The water heater and piping is beyond its useful life.

- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is provided by a pole mounted transformer supplying power to a 100 amp panel. The main service and branch circuits are beyond useful life.
- Recommendation: Replace the switchboard and branch circuits.

Communications and Security

- Analysis: The building has a hard wired smoke alarm in the bedroom and living area. There is no fire alarm or wireless annunciator in the building.
- Recommendation: Install a fire alarm system.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists on this location. The building has a full kitchen with a range, refrigerator, sink and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	2.24%	\$1,024.75
Wood railing: Damaged		\$1,024.75
07 Thermal & Moisture Protection	6.65%	\$3,041.54
Built-up Roof: Beyond Useful Life		\$3,041.54
08 Doors & Windows	8.51%	\$3,890.75
Al. Windows - Beyond Useful Life		\$3,890.75
09 Finishes	11.24%	\$5,140.03
Acoustical Ceiling Tile: Beyond expect useful life		\$1,361.26
Carpet: Beyond Useful Life		\$994.48
VCT: Beyond Useful Life		\$178.86
Vinyl Wall Covering: Damaged or Failing		\$2,605.43
10 Specialties	0.16%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	7.12%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	4.62%	\$2,111.16
Fire Alarm System: Missing or Inadequate		\$397.80
Fire Sprinklers: Missing or Inadequate		\$1,713.36
15 Mechanical	34.34%	\$15,707.16
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$1,001.10
Pipe, sewer or waste: Beyond expected useful life		\$481.13
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	14.20%	\$6,492.41
Branch Circuits: Beyond Expected Useful Life		\$1,362.70
Fixtures, Incandescent: Missing or inadequate		\$2,921.89
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	10.93%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$45,736.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$251.55
Force Protection	9.00%	\$4,550.50

General Conditions	10.00%	\$4,573.60
Total Additional Hard Cost		\$9,375.65

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$5,511.17
SIOH Conus	6.50%	\$3,940.48
Design	10.00%	\$5,511.17
08 MYr Inflation Fct	9.93%	\$6,958.39
Total Soft Cost		\$21,921.21
Total Project		\$77,032.86

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.68%	\$3,597.47
Site Earthwork		\$3,597.47
03 Concrete	10.78%	\$8,276.80
Floor Construction		\$4,379.42
Slab on Grade		\$1,623.53
Standard Foundations		\$2,273.85
04 Masonry	18.85%	\$14,478.17
Exterior Walls		\$14,478.17
07 Thermal & Moisture Protection	3.18%	\$2,445.18
Roof Construction		\$1,016.19
Roof Coverings		\$1,429.00
08 Doors & Windows	17.95%	\$13,781.67
Exterior Doors		\$4,031.55
Exterior Windows		\$7,440.00
Interior Doors		\$2,310.12
09 Finishes	13.77%	\$10,577.60
Ceiling Finishes		\$1,324.72
Floor Finishes		\$3,133.77
Partitions		\$3,699.55
Wall Finishes		\$2,419.56
11 Equipment	4.24%	\$3,255.00
Other Equipment		\$3,255.00
13 Special Construction	3.03%	\$2,323.87
Communications & Security		\$818.59
Sprinklers		\$1,505.29
15 Mechanical	10.46%	\$8,032.41
Cooling Generating Systems		\$3,638.16
Domestic Water Dist		\$1,674.00
Plumbing Fixtures		\$2,720.25
16 Electrical	6.55%	\$5,029.44
Electrical Service & Distribution		\$5,029.44
19 FF&E	6.51%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$76,797.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$422.39
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$7,679.76
Total Additional Hard Cost		\$8,102.15

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$4,244.99
SIOH Conus	6.50%	\$5,794.41
Design	10.00%	\$8,489.98
08 MYr Inflation Fct	9.93%	\$10,270.51
Total Soft Cost		\$28,799.89
Total Project Cost for Replacement		\$113,699.66

INSERT BUILDING T-15 FLOOR PLANS HERE



Building T-17

Building T-17 was constructed in 1941. The 782 square foot facility contains 1 lodging unit, operating as 1 family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$78,210.00
Replacement Cost	\$113,700.00
Condition Assessment to Replacement Cost Ratio	68.79%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-17 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam construction with the concrete piers added at a later date. There is some evidence of minor settlement. A complete evaluation of the foundation system including recommendations and estimates for repair are beyond the scope of work for this project. A structural engineer should assess the foundation to determine the condition.
- Recommendation: Provide a structural engineer to evaluate the foundation and develop cost estimates for repairs.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond their useful life.
- Recommendation: Replace aluminum windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior walls are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Interior wall finishes are textured and painted drywall, in fair condition.
- Recommendation: Install new vinyl wall covering over wall surfaces.

Floor Finishes

- Analysis: Floor finishes consist of carpet in the bedroom and the living area, and VCT in the restrooms. The carpet and VCT are in fair condition.
- Recommendation: Replace carpet and VCT

Ceiling Finishes

- Analysis: Ceilings are suspended acoustic tile and grid. The tile is beyond useful life.
- Recommendation: Replace acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: The house has one restroom. The restroom consists of a lavatory, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon residential gas fired water heater located in the mechanical room. The water heater and piping is beyond its useful life.

- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is provided by a pole mounted transformer supplying power to a 100 amp panel. The main service and branch circuits are beyond useful life.
- Recommendation: Replace the switchboard and branch circuits.

Communications and Security

- Analysis: The building has a hard wired smoke alarm in the bedroom and living area. There is no fire alarm or wireless annunciator in the building.
- Recommendation: Install a fire alarm system.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists on this location. The building has a full kitchen with a range, refrigerator, sink and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	1.32%	\$614.85
Wood railing: Damaged		\$614.85
07 Thermal & Moisture Protection	6.72%	\$3,119.53
Built-up Roof: Beyond Useful Life		\$3,119.53
08 Doors & Windows	8.38%	\$3,890.75
Al. Windows - Beyond Useful Life		\$3,890.75
09 Finishes	12.10%	\$5,618.45
Acoustical Ceiling Tile: Beyond expect useful life		\$1,491.79
Carpet: Beyond Useful Life		\$994.48
VCT: Beyond Useful Life		\$310.80
Vinyl Wall Covering: Damaged or Failing		\$2,821.38
10 Specialties	0.16%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	7.01%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	4.95%	\$2,300.52
Fire Alarm System: Missing or Inadequate		\$435.20
Fire Sprinklers: Missing or Inadequate		\$1,865.32
15 Mechanical	34.13%	\$15,847.58
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$1,096.38
Pipe, sewer or waste: Beyond expected useful life		\$526.27
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	14.46%	\$6,715.73
Branch Circuits: Beyond Expected Useful Life		\$1,490.68
Fixtures, Incandescent: Missing or inadequate		\$3,017.23
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	10.77%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$46,435.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$255.39
Force Protection	9.00%	\$4,620.05

General Conditions	10.00%	\$4,643.50
Total Additional Hard Cost		\$9,518.94

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$5,595.39
SIOH Conus	6.50%	\$4,000.71
Design	10.00%	\$5,595.39
08 MYr Inflation Fct	9.93%	\$7,064.74
Total Soft Cost		\$22,256.24
Total Project		\$78,210.18

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.68%	\$3,597.47
Site Earthwork		\$3,597.47
03 Concrete	10.78%	\$8,276.80
Floor Construction		\$4,379.42
Slab on Grade		\$1,623.53
Standard Foundations		\$2,273.85
04 Masonry	18.85%	\$14,478.17
Exterior Walls		\$14,478.17
07 Thermal & Moisture Protection	3.18%	\$2,445.18
Roof Construction		\$1,016.19
Roof Coverings		\$1,429.00
08 Doors & Windows	17.95%	\$13,781.67
Exterior Doors		\$4,031.55
Exterior Windows		\$7,440.00
Interior Doors		\$2,310.12
09 Finishes	13.77%	\$10,577.60
Ceiling Finishes		\$1,324.72
Floor Finishes		\$3,133.77
Partitions		\$3,699.55
Wall Finishes		\$2,419.56
11 Equipment	4.24%	\$3,255.00
Other Equipment		\$3,255.00
13 Special Construction	3.03%	\$2,323.87
Communications & Security		\$818.59
Sprinklers		\$1,505.29
15 Mechanical	10.46%	\$8,032.41
Cooling Generating Systems		\$3,638.16
Domestic Water Dist		\$1,674.00
Plumbing Fixtures		\$2,720.25
16 Electrical	6.55%	\$5,029.44
Electrical Service & Distribution		\$5,029.44
19 FF&E	6.51%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$76,797.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$422.39
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$7,679.76
Total Additional Hard Cost		\$8,102.15

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$4,244.99
SIOH Conus	6.50%	\$5,794.41
Design	10.00%	\$8,489.98
08 MYr Inflation Fct	9.93%	\$10,270.51
Total Soft Cost		\$28,799.89
Total Project Cost for Replacement		\$113,699.66

INSERT BUILDING T-17 FLOOR PLANS HERE



Building T-18

Building T-18 was constructed in 1941. The 1,292 square foot facility contains 1 lodging unit, operating as 1 family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 family suite and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$115,245.00
Replacement Cost	\$173,975.00
Condition Assessment to Replacement Cost Ratio	66.24%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building T-18 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	1
16.Delta renovation	1

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is a pier and beam system with concrete piers that were replaced after original construction. There is evidence of minor settling. A complete analysis, including cost estimates for repairs, are beyond the scope of work for this project. A structural engineer should assess the foundation to determine its condition and develop estimates for possible repairs..
- Recommendation: Provide a structural engineer to evaluate the foundation.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood, and appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of steel siding over wood shiplap. The siding is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are single glazed aluminum in aluminum frames. The windows are beyond useful life.
- Recommendation: Replace all existing windows.

Exterior Doors

- Analysis: Exterior doors consist of solid core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles over plywood sheathing. The shingles are beyond their useful life.
- Recommendation: Replace existing roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames, in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: Wall finishes are textured and painted drywall, in poor condition.
- Recommendation: Install vinyl wall covering on wall surfaces.

Floor Finishes

- Analysis: The units have carpet, the restrooms ceramic tile and the kitchens vinyl tile. The carpet and VCT are in poor condition. The ceramic tile is in good condition.
- Recommendation: Replace carpet and VCT.

Ceiling Finishes

- Analysis: The ceilings have a acoustic tile and grid system. The acoustic tile is beyond its useful life.
- Recommendation: Replace the acoustic tile and grid.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a 30 gallon gas fired residential water heater located in the mechanical room. The piping is in fair condition. The water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a package window unit in the bedroom as well as the living area. The units are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electricity is supplied by a pole mounted transform providing power to a 150 amp switchboard. The main panel and branch circuits are beyond their useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: The building has hard wired smoke detectors in the bedrooms and living area. There is no fire alarm in the building.
- Recommendation: Install a fire alarm as required by code.

Equipment

Other Equipment

- Analysis: No back of the house equipment exists at this location. The kitchen has a range, refrigerator, sink and microwave oven. The kitchen appliances are beyond useful life.
- Recommendation: Replace the kitchen appliances.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
06 Wood & Plastics	1.68%	\$1,147.72
Wood railing: Damaged		\$1,147.72
07 Thermal & Moisture Protection	7.50%	\$5,133.26
Built-up Roof: Beyond Useful Life		\$5,133.26
08 Doors & Windows	8.53%	\$5,836.12
Al. Windows - Beyond Useful Life		\$5,836.12
09 Finishes	16.00%	\$10,944.74
Acoustical Ceiling Tile: Beyond expect useful life		\$2,914.62
Carpet: Beyond Useful Life		\$1,989.17
VCT: Beyond Useful Life		\$519.26
Vinyl Wall Covering: Damaged or Failing		\$5,521.69
10 Specialties	0.11%	\$72.13
BR Accessories: Replace due to remodel		\$72.13
11 Equipment	4.76%	\$3,255.93
Unit Kitchen: Beyond Useful Life		\$3,255.93
13 Special Construction	6.60%	\$4,514.63
Fire Alarm System: Missing or Inadequate		\$851.70
Fire Sprinklers: Missing or Inadequate		\$3,662.93
15 Mechanical	25.43%	\$17,401.36
Bath tub: Replace due to remodel		\$1,473.78
Pipe, domestic water: Beyond expected useful life		\$2,146.75
Pipe, sewer or waste: Beyond expected useful life		\$1,029.68
Restroom exhaust: Beyond expected useful life		\$1,324.14
Sink & vanity: Replace due to remodel		\$718.61
Split System: Missing or Inadequate		\$6,880.61
Water closet: Replace due to remodel		\$921.54
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	14.79%	\$10,116.91
Branch Circuits: Beyond Expected Useful Life		\$2,923.51
Fixtures, Incandescent: Missing or inadequate		\$4,985.58
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	14.61%	\$10,000.00
Hard and soft goods: Beyond expected useful life		\$10,000.00
Total Raw Cost	100.00%	\$68,423.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$376.33
Force Protection	9.00%	\$6,807.75

General Conditions	10.00%	\$6,842.30
Total Additional Hard Cost		\$14,026.37

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$8,244.94
SIOH Conus	6.50%	\$5,895.13
Design	10.00%	\$8,244.94
08 MYr Inflation Fct	9.93%	\$10,410.05
Total Soft Cost		\$32,795.06
Total Project		\$115,244.43

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.98%	\$5,846.21
Site Earthwork		\$5,846.21
03 Concrete	11.10%	\$13,044.20
Floor Construction		\$6,660.15
Slab on Grade		\$2,659.40
Standard Foundations		\$3,724.65
04 Masonry	15.41%	\$18,110.98
Exterior Walls		\$18,110.98
07 Thermal & Moisture Protection	3.08%	\$3,613.59
Roof Construction		\$1,506.15
Roof Coverings		\$2,107.44
08 Doors & Windows	15.55%	\$18,271.71
Exterior Doors		\$4,031.55
Exterior Windows		\$11,160.00
Interior Doors		\$3,080.16
09 Finishes	14.52%	\$17,057.83
Ceiling Finishes		\$2,177.20
Floor Finishes		\$5,865.59
Partitions		\$5,483.34
Wall Finishes		\$3,531.69
11 Equipment	5.54%	\$6,510.00
Other Equipment		\$6,510.00
13 Special Construction	3.24%	\$3,806.59
Communications & Security		\$1,340.87
Sprinklers		\$2,465.72
15 Mechanical	12.08%	\$14,189.94
Cooling Generating Systems		\$5,959.44
Domestic Water Dist		\$2,790.00
Plumbing Fixtures		\$5,440.50
16 Electrical	6.01%	\$7,060.56
Electrical Service & Distribution		\$7,060.56
19 FF&E	8.51%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$117,511.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$646.31
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$11,751.16
Total Additional Hard Cost		\$12,397.48

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$6,495.45
SIOH Conus	6.50%	\$8,866.30
Design	10.00%	\$12,990.91
08 MYr Inflation Fct	9.93%	\$15,715.39
Total Soft Cost		\$44,068.05
Total Project Cost for Replacement		\$173,977.14

INSERT BUILDING T-18 FLOOR PLANS HERE



Building 331

Building 331 was constructed in 1972. The 16,416 square foot facility contains 28 lodging units, operating as 28 standard rooms.

Significant Assumptions

The replacement cost model is based on 28 standard stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$1,061,020.00
Replacement Cost	\$2,027,005.00
Condition Assessment to Replacement Cost Ratio	52.34%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 331 is not recommended.

Attributes

01. Number of Units Constructed	28
02. Number of Units Used	28
03. Back of House Function	No
04. Single Room w/o Full Kitchen	28
05. Single Room w/ Full Kitchen	0
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	0
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	0
10. Operating as Standard Room	28
11. Operating as Extended Stay	0
12. Operating as Family Suite	0
13. Renovated to Standard	28
14. Renovated to Extended Stay	0
15. Renovated to Family Suite	0
16. Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building foundation has a integral slab on grade on the first floor level. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The first floor construction is slab on grade. The second floor is poured in place concrete decking that rests on a steel structure. No signs of failure are present.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The original roof consists of a concrete deck resting on a steel structure. The roof deck insulation is not thick enough, and is therefore creating condensation to form on the under side of the roof deck. With exception to the insulation, the structure is in good condition.
- Recommendation: Replace the roof deck insulation.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of brick veneer that is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The aluminum single pane windows are original to the building. The windows and screens are in fair condition.
- Recommendation: Replace the windows and screens.

Exterior Doors

- Analysis: The hollow core metal doors are in fair condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The original roof consists of a concrete deck with gravel and tar composition material. In 1997 a standing seam metal roof was applied on top of the existing roof. The roof is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The drywall on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The building has hollow core wood doors in metal frames. The interior doors are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are steel structure with aluminum rails. They are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a textured drywall that is in poor condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: Guest room floors are covered with carpet. The carpet in fair condition. The restrooms have 1"x1" ceramic tiles in good condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board with a smooth texture. The paint is in poor condition.
- Recommendation: Repaint the interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. The ventilation is a constant volume induced draft system but the grill is not located in the rest room. The plumbing fixtures are in good condition.

- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The hot water is produced from two gas fired water heater located in the basement of the building. The piping is in fair condition. The hot water heaters are beyond their useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Guest rooms are cooled by thru wall packaged terminal heat pumps. The PTACs are beyond their useful life.
- Recommendation: Replace the thru wall heat pumps with new units

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system in the building.
- Recommendation: Install a fire sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied to the building from a pad mounted transformer. The distribution panels are located in the basement of the building as well as in the breeze way of the building. The electrical service is beyond its' useful life.
- Recommendation: Replace the main service panel and branch circuits.

Communications and Security

- Analysis: The hard wired smoke alarm as well as a fire alarm annunciator panel are both in fair condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are no back-of-the-house functions at this location and there is no kitchen equipment.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to the main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
05 Metals	1.10%	\$6,926.41
Railings - Damaged or Failing		\$1,063.69
Structural "C Section" rusted.		\$5,862.72
07 Thermal & Moisture Protection	2.69%	\$16,972.40
Roof Deck Insulation: Damaged or Failing		\$16,972.40
08 Doors & Windows	3.04%	\$19,171.99
Al. Windows - Beyond Useful Life		\$15,562.99
Window screens - Beyond Useful Life		\$3,609.00
09 Finishes	11.63%	\$73,279.27
Carpet: Beyond Useful Life		\$17,186.11
Interior ceilings: Paint Failing		\$9,007.46
Vinyl Wall Covering: Beyond expected useful life		\$47,085.70
10 Specialties	0.37%	\$2,307.89
BR Accessories: Replace due to remodel		\$2,307.89
13 Special Construction	7.31%	\$46,040.58
Fire Sprinklers: Missing or Inadequate		\$46,040.58
15 Mechanical	33.10%	\$208,527.59
Bath tub: Replace due to remodel		\$47,160.67
Pipe, domestic water: Beyond expected useful life		\$26,833.03
PTAC: Beyond expected useful life		\$38,908.97
Restroom exhaust: Missing or inadequate		\$37,327.69
Sink & vanity: Replace due to remodel		\$22,995.55
Water closet: Replace due to remodel		\$29,489.18
Water heater: Beyond expected useful life		\$5,812.50
16 Electrical	18.53%	\$116,722.49
Branch Circuits: Beyond Expected Useful Life		\$37,171.69
Fixtures, Incandescent: Missing or inadequate		\$63,354.85
Main service: Beyond expected useful life		\$16,195.95
19 FF&E	22.22%	\$140,000.00
Hard and soft goods: Beyond expected useful life		\$140,000.00
Total Raw Cost	100.00%	\$629,949.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$3,464.72
Force Protection	9.00%	\$62,676.78
General Conditions	10.00%	\$62,994.90
Total Additional Hard Cost		\$129,136.40

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$75,908.54
SIOH Conus	6.50%	\$54,274.61
Design	10.00%	\$75,908.54
08 MYr Inflation Fct	9.93%	\$95,842.08
Total Soft Cost		\$301,933.77
Total Project		\$1,061,019.16

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.73%	\$37,395.88
Site Earthwork		\$37,395.88
03 Concrete	15.56%	\$213,076.66
Floor Construction		\$123,299.11
Slab on Grade		\$27,648.90
Stair Construction		\$6,835.50
Standard Foundations		\$55,293.15
04 Masonry	6.06%	\$82,963.79
Exterior Walls		\$82,963.79
07 Thermal & Moisture Protection	7.21%	\$98,686.02
Roof Construction		\$30,307.07
Roof Coverings		\$68,378.96
08 Doors & Windows	10.94%	\$149,799.75
Exterior Doors		\$5,733.45
Exterior Windows		\$119,040.00
Interior Doors		\$25,026.30
09 Finishes	14.59%	\$199,810.05
Ceiling Finishes		\$32,489.13
Floor Finishes		\$77,027.32
Partitions		\$49,946.18
Wall Finishes		\$40,347.42
11 Equipment	3.80%	\$52,080.00
Other Equipment		\$52,080.00
13 Special Construction	4.86%	\$66,572.95
Communications & Security		\$29,968.89
Sprinklers		\$36,604.07
15 Mechanical	17.28%	\$236,579.80
Cooling Generating Systems		\$129,164.80
Domestic Water Dist		\$31,248.00
Plumbing Fixtures		\$76,167.00
16 Electrical	6.73%	\$92,161.14
Electrical Service & Distribution		\$92,161.14
19 FF&E	10.23%	\$140,000.00
Interior FF&E allowance		\$140,000.00
Total Raw Cost	100.00%	\$1,369,126.05

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,530.19
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$136,912.60
Total Additional Hard Cost		\$144,442.80

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$75,678.44
SIOH Conus	6.50%	\$103,301.07
Design	10.00%	\$151,356.88
08 MYr Inflation Fct	9.93%	\$183,099.79
Total Soft Cost		\$513,436.19
Total Project Cost for Replacement		\$2,027,005.04

INSERT BUILDING 331 FLOOR PLANS HERE



Building 332

Building 332 was constructed in 1972. The 16,416 square foot facility contains 32 lodging units, operating as 32 extended stay rooms.

Significant Assumptions

The replacement cost model is based on 32 extended stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$1,259,865.00
Replacement Cost	\$2,166,320.00
Condition Assessment to Replacement Cost Ratio	58.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 332 is not recommended.

Attributes

01. Number of Units Constructed	32
02. Number of Units Used	32
03. Back of House Function	No
04. Single Room w/o Full Kitchen	28
05. Single Room w/ Full Kitchen	4
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	0
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	0
10. Operating as Standard Room	0
11. Operating as Extended Stay	32
12. Operating as Family Suite	0
13. Renovated to Standard	0
14. Renovated to Extended Stay	32
15. Renovated to Family Suite	0
16. Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beams and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The first floor construction is slab on grade. The second floor is poured in place concrete decking that rests on a steel structure. No signs of failure are present.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The original roof consists of a concrete deck that rest on a steel structure. The roof deck insulation is not thick enough, and is therefore creating condensation to form on the under side of the roof deck. With exception to the insulation, the structure is in good condition.
- Recommendation: Replace the roof deck insulation.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of brick veneer that is in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The aluminum single pane windows are original to the building. The windows and screens are in fair condition.
- Recommendation: Replace the windows and screens.

Exterior Doors

- Analysis: The hollow core metal doors are in fair condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The original roof consists of a concrete deck with gravel and tar composition material. In 1997 a standing seam metal roof was applied on top of the existing roof. The roof is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The drywall on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The building has hollow core wood doors in metal frames. The interior doors are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are steel structure with aluminum rails. They are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The textured drywall is in poor condition.
- Recommendation: Install vinyl wall covering.

Floor Finishes

- Analysis: The guest room floors are covered with carpet in fair condition. The restrooms have 1"x1" ceramic tiles in good condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board with a smooth texture. The paint is in poor condition.
- Recommendation: Repaint the interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. The ventilation is a constant volume induced draft system but the grill is not located in the rest room. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The hot water is produced from two gas fired water heater located in an adjacent building. The piping is in fair condition. The hot water heaters are beyond their useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: The guest rooms are cooled by thru wall heat pump units. The PTACs are beyond their useful life.
- Recommendation: Replace the thru wall units with new PTACs.

Fire Protection

Sprinklers

- Analysis: There is no sprinkler system in the building.
- Recommendation: Install a fire sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied to the building from a pad mounted transformer. The distribution panels are located in the basement of an adjacent building as well as in the breeze way of the building. The electrical service is beyond its useful life.
- Recommendation: Replace the main service panels and branch circuits.

Communications and Security

- Analysis: The hard wired smoke alarm as well as a the fire alarm annunciator panel are in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are no back-of-the house functions at this location. Four of the thirty two guest units have a unit kitchen that is beyond useful life.
- Recommendation: Install unit kitchens in all 32 extended stay rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to the main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
05 Metals	0.93%	\$6,926.41
Railings - Damaged or Failing		\$1,063.69
Structural "C Section" rusted.		\$5,862.72
07 Thermal & Moisture Protection	2.27%	\$16,972.56
Roof Deck Insulation: Damaged or Failing		\$16,972.56
08 Doors & Windows	2.56%	\$19,171.97
Al. Windows - Beyond Useful Life		\$15,562.99
Window screens - Beyond Useful Life		\$3,608.98
09 Finishes	9.80%	\$73,279.27
Carpet: Beyond Useful Life		\$17,186.11
Interior ceilings: Paint Failing		\$9,007.46
Vinyl Wall Covering: Beyond expected useful life		\$47,085.70
10 Specialties	0.31%	\$2,307.89
BR Accessories: Replace due to remodel		\$2,307.89
11 Equipment	15.52%	\$116,093.76
Unit Kitchen: Beyond Useful Life		\$116,093.76
13 Special Construction	6.16%	\$46,040.58
Fire Sprinklers: Missing or Inadequate		\$46,040.58
15 Mechanical	28.14%	\$210,494.48
Bath tub: Replace due to remodel		\$47,160.67
Pipe, domestic water: Beyond expected useful life		\$26,833.03
PTAC: Beyond expected useful life		\$35,539.39
Restroom exhaust: Missing or inadequate		\$42,664.16
Sink & vanity: Replace due to remodel		\$22,995.55
Water closet: Replace due to remodel		\$29,489.18
Water heater: Beyond expected useful life		\$5,812.50
16 Electrical	15.60%	\$116,722.49
Branch Circuits: Beyond Expected Useful Life		\$37,171.69
Fixtures, Incandescent: Missing or inadequate		\$63,354.85
Main service: Beyond expected useful life		\$16,195.95
19 FF&E	18.72%	\$140,000.00
Hard and soft goods: Beyond expected useful life		\$140,000.00
Total Raw Cost	100.00%	\$748,009.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,114.05
Force Protection	9.00%	\$74,423.16
General Conditions	10.00%	\$74,800.90

Total Additional Hard Cost	\$153,338.11
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$90,134.71
SIOH Conus	6.50%	\$64,446.32
Design	10.00%	\$90,134.71
08 MYr Inflation Fct	9.93%	\$113,804.04
Total Soft Cost		\$358,519.78
Total Project		\$1,259,866.88

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.74%	\$40,057.54
Site Earthwork		\$40,057.54
03 Concrete	15.60%	\$228,191.32
Floor Construction		\$132,498.97
Slab on Grade		\$29,620.50
Stair Construction		\$6,835.50
Standard Foundations		\$59,236.35
04 Masonry	5.97%	\$87,381.98
Exterior Walls		\$87,381.98
07 Thermal & Moisture Protection	7.22%	\$105,684.28
Roof Construction		\$32,469.96
Roof Coverings		\$73,214.32
08 Doors & Windows	10.85%	\$158,779.83
Exterior Doors		\$5,733.45
Exterior Windows		\$126,480.00
Interior Doors		\$26,566.38
09 Finishes	14.63%	\$214,077.59
Ceiling Finishes		\$34,808.43
Floor Finishes		\$82,526.02
Partitions		\$53,513.76
Wall Finishes		\$43,229.38
11 Equipment	3.81%	\$55,800.00
Other Equipment		\$55,800.00
13 Special Construction	4.87%	\$71,320.57
Communications & Security		\$32,106.10
Sprinklers		\$39,214.46
15 Mechanical	17.32%	\$253,463.61
Cooling Generating Systems		\$138,376.11
Domestic Water Dist		\$33,480.00
Plumbing Fixtures		\$81,607.50
16 Electrical	6.73%	\$98,470.26
Electrical Service & Distribution		\$98,470.26
19 FF&E	10.25%	\$150,000.00
Interior FF&E allowance		\$150,000.00
Total Raw Cost	100.00%	\$1,463,226.98

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,047.75
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$146,322.70
Total Additional Hard Cost		\$154,370.45

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$80,879.87
SIOH Conus	6.50%	\$110,401.02
Design	10.00%	\$161,759.74
08 MYr Inflation Fct	9.93%	\$195,684.36
Total Soft Cost		\$548,725.00
Total Project Cost for Replacement		\$2,166,322.43

INSERT BUILDING 332 FLOOR PLANS HERE



Building 426

Building 426 was constructed in 1942 and underwent limited renovation in 1995. The 1,269 square foot facility contains 1 three bedroom lodging unit, operating as a family suite for distinguished visitors.

Significant Assumptions

The replacement cost model is based on 1 extended stay room and 2 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$193,665.00
Replacement Cost	\$250,540.00
Condition Assessment to Replacement Cost Ratio	77.30%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 426 is not recommended.

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	2
16.Delta renovation	2

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The three bedrooms have furnishings that consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is comprised of a wood structure resting on concrete piers that were added after original construction. The foundation is in fair condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The wood framed sub floor and concrete piers are performing as intended. The substructure is in fair condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction is wood and appears to be in fair condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in fair condition.
- Recommendation: Insulate the roof decking.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls consist of wood siding that is damaged in various locations.
- Recommendation: Replace the damaged siding.

Exterior Windows

- Analysis: The windows are wood casement windows that are in poor condition.
- Recommendation: Replace the windows.

Exterior Doors

- Analysis: The exterior doors consist of solid core wood doors in wood frames. They are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The building has a sloped asphalt shingled roof on a wood deck. The roof is not original to the building. It is in fair condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The drywall on wood studs is in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in wood frames. They are in fair condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The texture drywall is in poor condition.
- Recommendation: Install vinyl covering on the interior walls.

Floor Finishes

- Analysis: The floor finishes consist of carpet in the bedrooms and original hardwood floors in the living area and corridors. The carpet is in fair condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: The ceilings are painted gypsum board with a smooth texture. The paint is in poor condition.
- Recommendation: Repaint the interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The house has two restrooms. Each restroom consists of a lavatory, a water closet and a built in place shower. The ventilation is a constant volume induced draft system. The plumbing fixtures are in fair condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The hot water is produced from a gas fired water heater located in the mechanical room. The piping is in fair condition. The hot water heater is beyond its useful life.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling and heating is provided by a combination of a split system air handling unit for the kitchen, dining and living areas and window units for the bedrooms. The condensing unit was replaced in 1997, but the system is inadequate for whole house cooling.

- Recommendation: Install a new split system HVAC unit.

Fire Protection

Sprinklers

- Analysis: No sprinklers exist in this house.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical power is supplied by a overhead transformer and a 200 amp switchboard located on the side of the building. The electrical service is beyond useful life.
- Recommendation: Replace the main service and branch circuits.

Communications and Security

- Analysis: The building has hard wired smoke detectors, but no fire alarm annunciator system.
- Recommendation: Install a fire alarm system.

Equipment

Other Equipment

- Analysis: No back-of-the-house equipment exists on this location.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to the main roads. The site is graded properly to allow for drainage. The site is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
07 Thermal & Moisture Protection	4.83%	\$5,559.06
Roof Deck Insulation: Damaged or Failing		\$4,965.34
Wood Siding: Damaged or failing		\$593.72
08 Doors & Windows	20.89%	\$24,025.27
Wood casement windows damaged or failing		\$24,025.27
09 Finishes	14.64%	\$16,838.15
Carpet: Beyond Useful Life		\$3,729.71
Interior ceilings: Paint Failing		\$1,185.19
Vinyl Wall Covering: Beyond expected useful life		\$11,923.25
10 Specialties	0.13%	\$144.24
BR Accessories: Replace due to remodel		\$144.24
13 Special Construction	8.49%	\$9,765.85
Fire Alarm System: Missing or Inadequate		\$1,827.50
Fire Sprinklers: Missing or Inadequate		\$7,938.35
15 Mechanical	23.31%	\$26,803.59
Bath tub: Replace due to remodel		\$2,947.54
Pipe, domestic water: Beyond expected useful life		\$4,636.37
Pipe, sewer or waste: Beyond expected useful life		\$2,223.41
Restroom exhaust: Missing or inadequate		\$2,660.21
Sink & vanity: Replace due to remodel		\$1,437.22
Split System: Missing or Inadequate		\$8,149.52
Water closet: Replace due to remodel		\$1,843.07
Water heater: Beyond expected useful life		\$2,906.25
16 Electrical	14.65%	\$16,846.95
Branch Circuits: Beyond Expected Useful Life		\$6,302.61
Fixtures, Incandescent: Missing or inadequate		\$8,336.52
Main service: Beyond expected useful life		\$2,207.82
19 FF&E	13.05%	\$15,000.00
Hard and soft goods: Beyond expected useful life		\$15,000.00
Total Raw Cost	100.00%	\$114,983.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$632.41
Force Protection	9.00%	\$11,440.23
General Conditions	10.00%	\$11,498.30
Total Additional Hard Cost		\$23,570.94

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
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Contingency	10.00%	\$13,855.39
SIOH Conus	6.50%	\$9,906.61
Design	10.00%	\$13,855.39
08 MYr Inflation Fct	9.93%	\$17,493.81
Total Soft Cost		\$55,111.21
Total Project		\$193,665.15

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	5.45%	\$9,219.32
Site Earthwork		\$9,219.32
03 Concrete	11.38%	\$19,265.30
Floor Construction		\$9,151.25
Slab on Grade		\$4,213.21
Standard Foundations		\$5,900.85
04 Masonry	13.24%	\$22,399.47
Exterior Walls		\$22,399.47
07 Thermal & Moisture Protection	3.21%	\$5,437.40
Roof Construction		\$2,366.10
Roof Coverings		\$3,071.30
08 Doors & Windows	13.68%	\$23,146.77
Exterior Doors		\$4,031.55
Exterior Windows		\$14,880.00
Interior Doors		\$4,235.22
09 Finishes	15.83%	\$26,786.47
Ceiling Finishes		\$3,454.58
Floor Finishes		\$8,961.86
Partitions		\$8,614.08
Wall Finishes		\$5,755.96
11 Equipment	5.77%	\$9,765.00
Other Equipment		\$9,765.00
13 Special Construction	3.56%	\$6,030.67
Communications & Security		\$2,124.31
Sprinklers		\$3,906.36
15 Mechanical	13.04%	\$22,066.11
Cooling Generating Systems		\$9,441.36
Domestic Water Dist		\$4,464.00
Plumbing Fixtures		\$8,160.75
16 Electrical	5.97%	\$10,107.24
Electrical Service & Distribution		\$10,107.24
19 FF&E	8.86%	\$15,000.00
Interior FF&E allowance		\$15,000.00
Total Raw Cost	100.00%	\$169,223.76

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$930.73
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$16,922.38
Total Additional Hard Cost		\$17,853.11

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$9,353.84
SIOH Conus	6.50%	\$12,768.00
Design	10.00%	\$18,707.69
08 MYr Inflation Fct	9.93%	\$22,631.11
Total Soft Cost		\$63,460.63
Total Project Cost for Replacement		\$250,537.50

INSERT BUILDING 426 FLOOR PLANS HERE



Building 522

Building 522 was constructed in 1988 and under went limited renovation in 1996. The 33,400 square foot facility contains 70 lodging rooms functioning as 70 extended stay rooms.

Significant Assumptions

The replacement cost model is based on 70 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment & Renovation Cost \$1,543,205.00

Replacement Cost \$5,799,810.00

Condition Assessment & Renovation to Replacement Cost Ratio
26.61%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, repair and continued use of Building 522 is recommended.

Attributes

01.Number of Units Constructed	70
02.Number of Units Used	70
03.Back of House Function	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	70
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	70
12.Operating as Family Suite	0
13.Renovated to Standard	0
14.Renovated to Extended Stay	70
15.Renovated to Family Suite	0
16.Delta renovation	0

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of 2 head boards, a night stand, 3 drawer dresser/TV stands in each bedroom, a vinyl easy chair and a dinette set in the kitchen. They are in fair condition. The soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. They are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and poured piers on compacted soil. Vertical structural fractures are evident on the walls at the entry to the back of house laundry area.
- Recommendation: A structural engineer should assess the cracks to determine the condition of the structure and to provide a cost analysis for repairs. This service is currently beyond the scope of work for this project.

Slab on Grade

- Analysis: The foundation is a concrete slab on grade and is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is slab on grade for the first floor, and poured in place concrete for the second floor. They are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls have a combination of brick veneer on the lower level and vinyl siding on the upper level. Both of these appear to be in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The aluminum single pane windows are original to the building. The windows and screens are in fair condition.

- Recommendation: No corrective action required.

Exterior Doors

- Analysis: The hollow core metal doors in fair condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof is a standing seam metal roof, in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core metal in steel frames with electronic locks. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: The public area restrooms have metal partitions that are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are concrete construction with a non-slip covering over the stair treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering.

Floor Finishes

- Analysis: The guest room floors are covered with carpet. The carpet is in fair condition. The bathroom floors have 1" ceramic tile in good condition.
- Recommendation: Replace guest room carpet.

Ceiling Finishes

- Analysis: Ceilings are painted gyp board with smooth texture. The paint is in fair condition.
- Recommendation: Repaint interior ceilings.

Conveying

Elevators and Lifts

- Analysis: There is no elevator in this building.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired water heater located in the mechanical room. The piping is in fair condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling and heating is provided by a multi-zone air handling unit for the common areas and packaged terminal heat pump units for the individual guest rooms. The systems are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: There are no fire sprinklers in the building.
- Recommendation: Install a fire sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Power to the building is provided by a overhead transformer bank supplying service to a 600 amp main panel. Distribution panels are located in the mechanical room. The main service panel is inadequate for the building since the installation of the new PTAC units.
- Recommendation: Replace the main service panel with a new switchboard.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell areas. This system is in like new condition. There are lighted exit signs in the stairwells and are in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: This is the only building with back of the house operations. All Laundry is transported to this location. Back of the house equipment consists of heavy duty commercial washer and dryer. All are in good condition. The seventy extended stay guest rooms do not have a unit kitchen.

- Recommendation: Install a unit kitchen with plumbing in each room.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. The site is in good condition.

- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking lots are in good condition.

- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole mounted HPS lights. These are in good condition.

- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Admin. Offices, Storage

Exist.

Renovation Recommendation: Will be removed as part of renovation to this building. These spaces will be added to new Main Lodging facility.

Clean and Dirty Linen Room

Exists, oversized

Renovation Recommendation: Will be part of renovation to this building.

Bulk Storage, In-house Laundry, Receiving, Maintenance, Kitchen Prep Room, Administrative Conference Room,

Housekeeping Office, Receiving Office

Do not exist.

Renovation Recommendation: Will be incorporated into new Main Lodging Facility.

Service Elevator

Does not exist.

Renovation Recommendation: Leave as is. This is a two story building and it is felt this deficiency is not critical to the support of the building.

Break Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Staff Toilets

Does not exist.

Renovation Recommendation: Public toilets will become staff toilets as part of renovation to this building.

- **Public Spaces**

Phones, Gear Wash Room, Bell Cart

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Passenger Elevator

Does not exist.

Renovation Recommendation: Leave as is. This is a two story building and it is felt this deficiency is not critical to the support of the building.

Lobby, Front Desk,

Exist.

Renovation Recommendation: Will be removed as part of renovation to this building. These spaces will be added to new Main Lodging facility.

Breakfast Bar, Multipurpose Room

Does not exist, and is a standard for a main Lodging facility.

Renovation Recommendation: Will be incorporated into new Main Lodging Facility.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
09 Finishes	19.98%	\$177,254.24
Carpet: Beyond Useful Life		\$47,242.10
Interior ceilings: Paint Failing		\$13,443.15
Vinyl Wall Covering: Beyond expected useful life		\$116,568.99
11 Equipment	28.62%	\$253,955.10
Unit kitchen: Missing or inadequate		\$253,955.10
13 Special Construction	10.13%	\$89,870.56
Fire Sprinklers: Missing or Inadequate		\$89,870.56
16 Electrical	1.83%	\$16,195.95
Main service: Beyond expected useful life		\$16,195.95
19 FF&E	39.45%	\$350,000.00
Hard and soft goods: Beyond expected useful life		\$350,000.00
Total Raw Cost	100.00%	\$887,276.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$4,880.02
Force Protection	9.00%	\$88,279.53
General Conditions	10.00%	\$88,727.60
Total Additional Hard Cost		\$181,887.14

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$106,916.31
SIOH Conus	6.50%	\$76,445.16
Design	10.00%	\$106,916.31
08 MYr Inflation Fct	9.93%	\$134,992.49
Total Soft Cost		\$425,270.28
Total Project		\$1,494,433.42

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
08 Doors & Windows	8.33%	\$2,410.56
Exterior Doors		\$2,410.56
09 Finishes	34.50%	\$9,990.92
Ceiling Finishes		\$3,518.19
Floor Finishes		\$2,566.80
Partitions		\$2,577.89
Wall Finishes		\$1,328.04
11 Equipment	19.27%	\$5,580.00
Other Equipment		\$5,580.00
13 Special Construction	4.18%	\$1,209.00
Communications & Security		\$604.50
Sprinklers		\$604.50
15 Mechanical	8.35%	\$2,418.00
Cooling Generating Systems		\$2,418.00
16 Electrical	25.37%	\$7,347.00
Electrical Service & Distribution		\$3,720.00
Lighting & Branch Wiring		\$3,627.00
Total Raw Cost	100.00%	\$28,955.48

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$159.26
Force Protection	9.00%	\$2,880.93
General Conditions	10.00%	\$2,895.55
Total Additional Hard Cost		\$5,935.73

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$3,489.12
SIOH Conus	6.50%	\$2,494.72
Design	10.00%	\$3,489.12
08 MYr Inflation Fct	9.93%	\$4,405.36
Total Soft Cost		\$13,878.32
Total Project Cost for Renovation		\$48,769.53

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.07%	\$159,403.05
Parking Lots		\$54,423.60
Site Earthwork		\$104,979.45
03 Concrete	15.29%	\$599,047.01
Floor Construction		\$345,412.76
Slab on Grade		\$77,710.80
Stair Construction		\$20,506.50
Standard Foundations		\$155,416.95
04 Masonry	4.82%	\$189,000.34
Exterior Walls		\$189,000.34
07 Thermal & Moisture Protection	7.16%	\$280,488.16
Roof Construction		\$89,500.47
Roof Coverings		\$190,987.69
08 Doors & Windows	9.28%	\$363,671.85
Exterior Doors		\$9,137.25
Exterior Windows		\$275,280.00
Interior Doors		\$79,254.60
09 Finishes	14.33%	\$561,304.82
Ceiling Finishes		\$86,846.55
Floor Finishes		\$202,718.62
Partitions		\$156,093.18
Wall Finishes		\$115,646.47
10 Specialties	0.12%	\$4,554.68
Fittings		\$4,554.68
11 Equipment	3.32%	\$130,200.00
Other Equipment		\$130,200.00
13 Special Construction	4.78%	\$187,122.01
Communications & Security		\$84,235.99
Sprinklers		\$102,886.02
14 Conveying Systems	5.10%	\$199,764.00
Elevators and Lifts		\$199,764.00
15 Mechanical	16.30%	\$638,483.73
Cooling Generating Systems		\$363,054.00
Domestic Water Dist		\$78,120.00
Plumbing Fixtures		\$197,309.73
16 Electrical	6.49%	\$254,400.57
Electrical Service & Distribution		\$252,359.22
Site Lighting		\$2,041.35
19 FF&E	8.93%	\$350,000.00
Interior FF&E allowance		\$350,000.00
Total Raw Cost	100.00%	\$3,917,440.21

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$21,545.92
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$391,744.02
Total Additional Hard Cost		\$413,289.94

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$216,536.51
SIOH Conus	6.50%	\$295,572.33
Design	10.00%	\$433,073.02
08 MYr Inflation Fct	9.93%	\$523,898.06
Total Soft Cost		\$1,469,079.92
Total Project Cost for Replacement		\$5,799,810.07

**INSERT BUILDING 522 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 5802

Building 5802 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5802 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5802 FLOOR PLANS HERE



Building 5804

Building 5804

Building 5804 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5804 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5804 FLOOR PLANS HERE



Building 5806

Building 5806

Building 5806 was constructed in 1982. The 6,645 square foot facility contains 5 lodging units, operating as 5 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$424,175.00
Replacement Cost	\$785,740.00
Condition Assessment to Replacement Cost Ratio	53.98%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5806 is not recommended.

Attributes

01.Number of Units Constructed	5
02.Number of Units Used	5
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	5
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	5
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is sloped wooden rafters with plywood decking. The building has attached gutters and downspouts. The roof structure is in good condition. The gutters show evidence of leaking.
- Recommendation: Replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are beyond useful life.
- Recommendation: Replace the bathroom fixtures.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The residential grade lighting is inadequate. The system is beyond useful life.
- Recommendation: Replace the lighting, switchboard and branch circuits.

Communications and Security

- Analysis: There is no fire alarm system in the building
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.06%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	5.71%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	21.14%	\$53,232.05
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$4,173.84
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.14%	\$360.61
Bathroom fixtures inadequate		\$360.61
11 Equipment	6.46%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	11.96%	\$30,119.99
Fire Alarm System: Missing or Inadequate		\$5,648.25
Fire Sprinklers: Missing or Inadequate		\$24,471.74
15 Mechanical	8.83%	\$22,230.24
Bath tub: Replace due to remodel		\$7,368.86
Restroom exhaust: Beyond expected useful life		\$6,660.63
Sink & vanity: Replace due to remodel		\$3,593.06
Water closet: Replace due to remodel		\$4,607.69
16 Electrical	20.78%	\$52,328.94
Branch Circuits: Beyond Expected Useful Life		\$19,388.76
Fixtures, Incandescent: Missing or inadequate		\$25,644.33
Main service: Beyond expected useful life		\$7,295.85
19 FF&E	19.85%	\$50,000.00
Hard and soft goods: Beyond expected useful life		\$50,000.00
Total Raw Cost	100.00%	\$251,841.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,385.13
Force Protection	9.00%	\$25,056.92
General Conditions	10.00%	\$25,184.10

Total Additional Hard Cost	\$51,626.15
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$30,346.71
SIOH Conus	6.50%	\$21,697.90
Design	10.00%	\$30,346.71
08 MYr Inflation Fct	9.93%	\$38,315.75
Total Soft Cost		\$120,707.08
Total Project		\$424,174.22

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.69%	\$19,578.59
Site Earthwork		\$19,578.59
03 Concrete	16.38%	\$86,939.24
Floor Construction		\$56,688.86
Slab on Grade		\$7,958.28
Standard Foundations		\$22,292.10
04 Masonry	12.38%	\$65,714.20
Exterior Walls		\$65,714.20
07 Thermal & Moisture Protection	2.74%	\$14,531.46
Roof Construction		\$8,676.32
Roof Coverings		\$5,855.14
08 Doors & Windows	10.05%	\$53,328.99
Exterior Doors		\$5,733.45
Exterior Windows		\$37,200.00
Interior Doors		\$10,395.54
09 Finishes	17.16%	\$91,086.22
Ceiling Finishes		\$12,461.81
Floor Finishes		\$26,492.32
Partitions		\$31,587.23
Wall Finishes		\$20,544.85
11 Equipment	4.91%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	4.29%	\$22,782.53
Communications & Security		\$8,025.16
Sprinklers		\$14,757.37
15 Mechanical	13.34%	\$70,821.36
Cooling Generating Systems		\$35,667.36
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.58%	\$34,901.04
Electrical Service & Distribution		\$34,901.04
19 FF&E	8.48%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$530,723.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,918.98
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$53,072.36
Total Additional Hard Cost		\$55,991.34

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$29,335.75
SIOH Conus	6.50%	\$40,043.30
Design	10.00%	\$58,671.50
08 MYr Inflation Fct	9.93%	\$70,976.22
Total Soft Cost		\$199,026.76
Total Project Cost for Replacement		\$785,741.72

INSERT BUILDING 5806 FLOOR PLANS HERE



Building 5808

Building 5808

Building 5808 was constructed in 1982. The 6,645 square foot facility contains 5 lodging units, operating as 5 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$424,175.00
Replacement Cost	\$785,740.00
Condition Assessment to Replacement Cost Ratio	53.98%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5808 is not recommended.

Attributes

01.Number of Units Constructed	5
02.Number of Units Used	5
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	5
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	5
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is sloped wooden rafters with plywood decking. The building has attached gutters and downspouts. The roof structure is in good condition. The gutters show evidence of leaking.
- Recommendation: Replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are beyond useful life.
- Recommendation: Replace the bathroom fixtures.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The residential grade lighting is inadequate. The system is beyond useful life.
- Recommendation: Replace the lighting, switchboard and branch circuits.

Communications and Security

- Analysis: There is no fire alarm system in the building
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.06%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	5.71%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	21.14%	\$53,232.05
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$4,173.84
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.14%	\$360.61
Bathroom fixtures inadequate		\$360.61
11 Equipment	6.46%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	11.96%	\$30,119.99
Fire Alarm System: Missing or Inadequate		\$5,648.25
Fire Sprinklers: Missing or Inadequate		\$24,471.74
15 Mechanical	8.83%	\$22,230.24
Bath tub: Replace due to remodel		\$7,368.86
Restroom exhaust: Beyond expected useful life		\$6,660.63
Sink & vanity: Replace due to remodel		\$3,593.06
Water closet: Replace due to remodel		\$4,607.69
16 Electrical	20.78%	\$52,328.94
Branch Circuits: Beyond Expected Useful Life		\$19,388.76
Fixtures, Incandescent: Missing or inadequate		\$25,644.33
Main service: Beyond expected useful life		\$7,295.85
19 FF&E	19.85%	\$50,000.00
Hard and soft goods: Beyond expected useful life		\$50,000.00
Total Raw Cost	100.00%	\$251,841.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,385.13
Force Protection	9.00%	\$25,056.92
General Conditions	10.00%	\$25,184.10

Total Additional Hard Cost	\$51,626.15
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$30,346.71
SIOH Conus	6.50%	\$21,697.90
Design	10.00%	\$30,346.71
08 MYr Inflation Fct	9.93%	\$38,315.75
Total Soft Cost		\$120,707.08
Total Project		\$424,174.22

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.69%	\$19,578.59
Site Earthwork		\$19,578.59
03 Concrete	16.38%	\$86,939.24
Floor Construction		\$56,688.86
Slab on Grade		\$7,958.28
Standard Foundations		\$22,292.10
04 Masonry	12.38%	\$65,714.20
Exterior Walls		\$65,714.20
07 Thermal & Moisture Protection	2.74%	\$14,531.46
Roof Construction		\$8,676.32
Roof Coverings		\$5,855.14
08 Doors & Windows	10.05%	\$53,328.99
Exterior Doors		\$5,733.45
Exterior Windows		\$37,200.00
Interior Doors		\$10,395.54
09 Finishes	17.16%	\$91,086.22
Ceiling Finishes		\$12,461.81
Floor Finishes		\$26,492.32
Partitions		\$31,587.23
Wall Finishes		\$20,544.85
11 Equipment	4.91%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	4.29%	\$22,782.53
Communications & Security		\$8,025.16
Sprinklers		\$14,757.37
15 Mechanical	13.34%	\$70,821.36
Cooling Generating Systems		\$35,667.36
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.58%	\$34,901.04
Electrical Service & Distribution		\$34,901.04
19 FF&E	8.48%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$530,723.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,918.98
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$53,072.36
Total Additional Hard Cost		\$55,991.34

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$29,335.75
SIOH Conus	6.50%	\$40,043.30
Design	10.00%	\$58,671.50
08 MYr Inflation Fct	9.93%	\$70,976.22
Total Soft Cost		\$199,026.76
Total Project Cost for Replacement		\$785,741.72

INSERT BUILDING 5808 FLOOR PLANS HERE



Building 5810

Building 5810

Building 5810 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5810 is not recommended.

Attributes

01. Number of Units Constructed	4
02. Number of Units Used	4
03. Back of House Function	No
04. Single Room w/o Full Kitchen	0
05. Single Room w/ Full Kitchen	0
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	4
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	0
10. Operating as Standard Room	0
11. Operating as Extended Stay	0
12. Operating as Family Suite	4
13. Renovated to Standard	0
14. Renovated to Extended Stay	0
15. Renovated to Family Suite	8
16. Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5810 FLOOR PLANS HERE



Building 5812

Building 5812

Building 5812 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5812 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5812 FLOOR PLANS HERE



Building 5814

Building 5814

Building 5814 was constructed in 1982. The 6,645 square foot facility contains 5 lodging units, operating as 5 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$424,175.00
Replacement Cost	\$785,740.00
Condition Assessment to Replacement Cost Ratio	53.98%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5814 is not recommended.

Attributes

01.Number of Units Constructed	5
02.Number of Units Used	5
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	5
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	5
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is sloped wooden rafters with plywood decking. The building has attached gutters and downspouts. The roof structure is in good condition. The gutters show evidence of leaking.
- Recommendation: Replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are beyond useful life.
- Recommendation: Replace the bathroom fixtures.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The residential grade lighting is inadequate. The system is beyond useful life.
- Recommendation: Replace the lighting, switchboard and branch circuits.

Communications and Security

- Analysis: There is no fire alarm system in the building
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.06%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	5.71%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	21.14%	\$53,232.05
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$4,173.84
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.14%	\$360.61
Bathroom fixtures inadequate		\$360.61
11 Equipment	6.46%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	11.96%	\$30,119.99
Fire Alarm System: Missing or Inadequate		\$5,648.25
Fire Sprinklers: Missing or Inadequate		\$24,471.74
15 Mechanical	8.83%	\$22,230.24
Bath tub: Replace due to remodel		\$7,368.86
Restroom exhaust: Beyond expected useful life		\$6,660.63
Sink & vanity: Replace due to remodel		\$3,593.06
Water closet: Replace due to remodel		\$4,607.69
16 Electrical	20.78%	\$52,328.94
Branch Circuits: Beyond Expected Useful Life		\$19,388.76
Fixtures, Incandescent: Missing or inadequate		\$25,644.33
Main service: Beyond expected useful life		\$7,295.85
19 FF&E	19.85%	\$50,000.00
Hard and soft goods: Beyond expected useful life		\$50,000.00
Total Raw Cost	100.00%	\$251,841.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,385.13
Force Protection	9.00%	\$25,056.92
General Conditions	10.00%	\$25,184.10

Total Additional Hard Cost **\$51,626.15**

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$30,346.71
SIOH Conus	6.50%	\$21,697.90
Design	10.00%	\$30,346.71
08 MYr Inflation Fct	9.93%	\$38,315.75
Total Soft Cost		\$120,707.08
Total Project		\$424,174.22

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.69%	\$19,578.59
Site Earthwork		\$19,578.59
03 Concrete	16.38%	\$86,939.24
Floor Construction		\$56,688.86
Slab on Grade		\$7,958.28
Standard Foundations		\$22,292.10
04 Masonry	12.38%	\$65,714.20
Exterior Walls		\$65,714.20
07 Thermal & Moisture Protection	2.74%	\$14,531.46
Roof Construction		\$8,676.32
Roof Coverings		\$5,855.14
08 Doors & Windows	10.05%	\$53,328.99
Exterior Doors		\$5,733.45
Exterior Windows		\$37,200.00
Interior Doors		\$10,395.54
09 Finishes	17.16%	\$91,086.22
Ceiling Finishes		\$12,461.81
Floor Finishes		\$26,492.32
Partitions		\$31,587.23
Wall Finishes		\$20,544.85
11 Equipment	4.91%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	4.29%	\$22,782.53
Communications & Security		\$8,025.16
Sprinklers		\$14,757.37
15 Mechanical	13.34%	\$70,821.36
Cooling Generating Systems		\$35,667.36
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.58%	\$34,901.04
Electrical Service & Distribution		\$34,901.04
19 FF&E	8.48%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$530,723.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,918.98
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$53,072.36
Total Additional Hard Cost		\$55,991.34

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$29,335.75
SIOH Conus	6.50%	\$40,043.30
Design	10.00%	\$58,671.50
08 MYr Inflation Fct	9.93%	\$70,976.22
Total Soft Cost		\$199,026.76
Total Project Cost for Replacement		\$785,741.72

INSERT BUILDING 5814 FLOOR PLANS HERE



Building 5816

Building 5816

Building 5816 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5816 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5816 FLOOR PLANS HERE



Building 5818

Building 5818

Building 5818 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5818 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost **\$44,702.85**

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5818 FLOOR PLANS HERE



Building 5820

Building 5820

Building 5820 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5820 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5820 FLOOR PLANS HERE



Building 5822

Building 5822

Building 5822 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5822 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5822 FLOOR PLANS HERE



Building 5824

Building 5824

Building 5824 was constructed in 1982. The 6,645 square foot facility contains 5 lodging units, operating as 5 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$424,175.00
Replacement Cost	\$785,740.00
Condition Assessment to Replacement Cost Ratio	53.98%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5824 is not recommended.

Attributes

01. Number of Units Constructed	5
02. Number of Units Used	5
03. Back of House Function	No
04. Single Room w/o Full Kitchen	0
05. Single Room w/ Full Kitchen	0
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	5
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	0
10. Operating as Standard Room	0
11. Operating as Extended Stay	0
12. Operating as Family Suite	5
13. Renovated to Standard	0
14. Renovated to Extended Stay	1
15. Renovated to Family Suite	8
16. Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is sloped wooden rafters with plywood decking. The building has attached gutters and downspouts. The roof structure is in good condition. The gutters show evidence of leaking.
- Recommendation: Replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are beyond useful life.
- Recommendation: Replace the bathroom fixtures.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The residential grade lighting is inadequate. The system is beyond useful life.
- Recommendation: Replace the lighting, switchboard and branch circuits.

Communications and Security

- Analysis: There is no fire alarm system in the building
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.06%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	5.71%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	21.14%	\$53,232.05
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$4,173.84
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.14%	\$360.61
Bathroom fixtures inadequate		\$360.61
11 Equipment	6.46%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	11.96%	\$30,119.99
Fire Alarm System: Missing or Inadequate		\$5,648.25
Fire Sprinklers: Missing or Inadequate		\$24,471.74
15 Mechanical	8.83%	\$22,230.24
Bath tub: Replace due to remodel		\$7,368.86
Restroom exhaust: Beyond expected useful life		\$6,660.63
Sink & vanity: Replace due to remodel		\$3,593.06
Water closet: Replace due to remodel		\$4,607.69
16 Electrical	20.78%	\$52,328.94
Branch Circuits: Beyond Expected Useful Life		\$19,388.76
Fixtures, Incandescent: Missing or inadequate		\$25,644.33
Main service: Beyond expected useful life		\$7,295.85
19 FF&E	19.85%	\$50,000.00
Hard and soft goods: Beyond expected useful life		\$50,000.00
Total Raw Cost	100.00%	\$251,841.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,385.13
Force Protection	9.00%	\$25,056.92
General Conditions	10.00%	\$25,184.10

Total Additional Hard Cost **\$51,626.15**

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$30,346.71
SIOH Conus	6.50%	\$21,697.90
Design	10.00%	\$30,346.71
08 MYr Inflation Fct	9.93%	\$38,315.75
Total Soft Cost		\$120,707.08
Total Project		\$424,174.22

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.69%	\$19,578.59
Site Earthwork		\$19,578.59
03 Concrete	16.38%	\$86,939.24
Floor Construction		\$56,688.86
Slab on Grade		\$7,958.28
Standard Foundations		\$22,292.10
04 Masonry	12.38%	\$65,714.20
Exterior Walls		\$65,714.20
07 Thermal & Moisture Protection	2.74%	\$14,531.46
Roof Construction		\$8,676.32
Roof Coverings		\$5,855.14
08 Doors & Windows	10.05%	\$53,328.99
Exterior Doors		\$5,733.45
Exterior Windows		\$37,200.00
Interior Doors		\$10,395.54
09 Finishes	17.16%	\$91,086.22
Ceiling Finishes		\$12,461.81
Floor Finishes		\$26,492.32
Partitions		\$31,587.23
Wall Finishes		\$20,544.85
11 Equipment	4.91%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	4.29%	\$22,782.53
Communications & Security		\$8,025.16
Sprinklers		\$14,757.37
15 Mechanical	13.34%	\$70,821.36
Cooling Generating Systems		\$35,667.36
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.58%	\$34,901.04
Electrical Service & Distribution		\$34,901.04
19 FF&E	8.48%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$530,723.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,918.98
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$53,072.36
Total Additional Hard Cost		\$55,991.34

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$29,335.75
SIOH Conus	6.50%	\$40,043.30
Design	10.00%	\$58,671.50
08 MYr Inflation Fct	9.93%	\$70,976.22
Total Soft Cost		\$199,026.76
Total Project Cost for Replacement		\$785,741.72

INSERT BUILDING 5824 FLOOR PLANS HERE



Building 5826

Building 5826 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5826 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.76%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.50%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	23.75%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	7.36%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	10.98%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.32%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.06%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.07%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$221,324.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,217.28
Force Protection	9.00%	\$22,020.63
General Conditions	10.00%	\$22,132.40

Total Additional Hard Cost	\$45,370.31
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,669.43
SIOH Conus	6.50%	\$19,068.64
Design	10.00%	\$26,669.43
08 MYr Inflation Fct	9.93%	\$33,672.81
Total Soft Cost		\$106,080.32
Total Project		\$372,774.63

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5826 FLOOR PLANS HERE



Building 5828

Building 5828

Building 5828 was constructed in 1982. The 5,547 square foot facility contains 4 lodging units, operating as 4 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$367,290.00
Replacement Cost	\$678,160.00
Condition Assessment to Replacement Cost Ratio	54.16%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5828 is not recommended.

Attributes

01.Number of Units Constructed	4
02.Number of Units Used	4
03.Back of House Function	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	4
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	4
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	8
16.Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition. The gutters and downspouts show evidence of leaking and are beyond useful life.
- Recommendation: Replace the gutters and down spouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens.

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over all interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings.

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The system is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: There is no fire alarm system in the building.
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.08%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.84%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	6.59%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	24.10%	\$52,558.85
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$3,500.64
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.13%	\$288.49
BR Accessories: Replace due to remodel		\$288.49
11 Equipment	5.97%	\$13,023.72
Unit Kitchen: Beyond Useful Life		\$13,023.72
13 Special Construction	11.14%	\$24,302.68
Fire Alarm System: Missing or Inadequate		\$4,559.40
Fire Sprinklers: Missing or Inadequate		\$19,743.28
15 Mechanical	8.45%	\$18,416.11
Bath tub: Replace due to remodel		\$5,895.08
Restroom exhaust: Missing or inadequate		\$5,960.44
Sink & vanity: Replace due to remodel		\$2,874.44
Water closet: Replace due to remodel		\$3,686.15
16 Electrical	19.35%	\$42,188.31
Branch Circuits: Beyond Expected Useful Life		\$15,651.08
Fixtures, Incandescent: Missing or inadequate		\$20,700.55
Main service: Beyond expected useful life		\$5,836.68
19 FF&E	18.34%	\$40,000.00
Hard and soft goods: Beyond expected useful life		\$40,000.00
Total Raw Cost	100.00%	\$218,068.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,199.37
Force Protection	9.00%	\$21,696.68
General Conditions	10.00%	\$21,806.80

Total Additional Hard Cost	\$44,702.85
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,277.09
SIOH Conus	6.50%	\$18,788.12
Design	10.00%	\$26,277.09
08 MYr Inflation Fct	9.93%	\$33,177.43
Total Soft Cost		\$104,519.72
Total Project		\$367,290.57

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.36%	\$15,391.85
Site Earthwork		\$15,391.85
03 Concrete	15.08%	\$69,087.76
Floor Construction		\$45,328.76
Slab on Grade		\$6,251.75
Standard Foundations		\$17,507.25
04 Masonry	12.70%	\$58,160.96
Exterior Walls		\$58,160.96
07 Thermal & Moisture Protection	2.58%	\$11,823.12
Roof Construction		\$7,035.80
Roof Coverings		\$4,787.32
08 Doors & Windows	10.83%	\$49,608.99
Exterior Doors		\$5,733.45
Exterior Windows		\$33,480.00
Interior Doors		\$10,395.54
09 Finishes	17.18%	\$78,686.24
Ceiling Finishes		\$10,274.45
Floor Finishes		\$24,807.68
Partitions		\$25,614.71
Wall Finishes		\$17,989.40
11 Equipment	5.68%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	3.91%	\$17,892.41
Communications & Security		\$6,302.61
Sprinklers		\$11,589.80
15 Mechanical	13.79%	\$63,165.60
Cooling Generating Systems		\$28,011.60
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.16%	\$28,202.25
Electrical Service & Distribution		\$28,202.25
19 FF&E	8.73%	\$40,000.00
Interior FF&E allowance		\$40,000.00
Total Raw Cost	100.00%	\$458,059.17

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,519.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$45,805.92
Total Additional Hard Cost		\$48,325.24

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$25,319.22
SIOH Conus	6.50%	\$34,560.74
Design	10.00%	\$50,638.44
08 MYr Inflation Fct	9.93%	\$61,258.45
Total Soft Cost		\$171,776.85
Total Project Cost for Replacement		\$678,161.26

INSERT BUILDING 5828 FLOOR PLANS HERE



Building 5830

Building 5830

Building 5830 was constructed in 1982. The 6,645 square foot facility contains 5 lodging units, operating as 5 family suites.

Significant Assumptions

The replacement cost model is based on 8 family suites and 1 extended stay room.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix

All costs are adjusted by the Area Cost Factor of 93% for Fort Polk.

Cost Analysis

Condition Assessment Cost	\$424,175.00
Replacement Cost	\$785,740.00
Condition Assessment to Replacement Cost Ratio	53.98%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5830 is not recommended.

Attributes

01. Number of Units Constructed	5
02. Number of Units Used	5
03. Back of House Function	No
04. Single Room w/o Full Kitchen	0
05. Single Room w/ Full Kitchen	0
06. Multi Room wo/ Full Kitchen	0
07. Multi Room w/ Full Kitchen	5
08. DVQ wo/ Full Kitchen	0
09. DVQ w/ Full Kitchen	0
10. Operating as Standard Room	0
11. Operating as Extended Stay	0
12. Operating as Family Suite	5
13. Renovated to Standard	0
14. Renovated to Extended Stay	1
15. Renovated to Family Suite	8
16. Delta renovation	4

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The building has a slab on grade integral to the grade beam foundation. The slab is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The structure is wood frame construction with wood decking for the second floor. The superstructure is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is sloped wooden rafters with plywood decking. The building has attached gutters and downspouts. The roof structure is in good condition. The gutters show evidence of leaking.
- Recommendation: Replace the gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a combination of stucco skim coat over wire mesh and wood composite siding under the windows. The stucco skim coat is in good condition, but needs to be cleaned and sealed. The composite siding needs to be replaced.
- Recommendation: Clean and seal stucco skim coat and replace composite wood siding.

Exterior Windows

- Analysis: The windows are single glazed aluminum, original to the building. All windows and screens are beyond useful life.
- Recommendation: Replace windows and screens

Exterior Doors

- Analysis: The exterior doors are hollow core metal in wood frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is asphalt shingles on plywood sheathing. The shingles are in poor condition.
- Recommendation: Replace asphalt roof.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall on wood studs in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are hollow core wood doors in wood frames. All the interior doors are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The interior finishes are a combination of smooth texture drywall and vinyl wall coverings. Both are in fair condition.
- Recommendation: Install new vinyl wall covering over interior surfaces.

Floor Finishes

- Analysis: The upstairs units have carpet in the hallways, bedrooms as well as the living area. The kitchen and bathrooms have sheet vinyl. The downstairs units have sheet vinyl through out. All floor coverings are beyond their useful life.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Ceilings are painted drywall with smooth texture. The paint is in fair condition.
- Recommendation: Repaint ceilings

Plumbing**Plumbing Fixtures**

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a water closet and a built in place shower and tub. Ventilation is a constant volume induced draft system. The plumbing fixtures are beyond useful life.
- Recommendation: Replace the bathroom fixtures.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas fired 30 gallon residential water heater located in each apartment. The piping is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by a earth coupled heat pump with individual controls for each of the 4 guest units. The system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: No sprinkler system is installed.
- Recommendation: Install a sprinkler system as required by code.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is provided by pole mounted transformers supplying power through a main cutoff switch to to a 100 amp service panel for each of the four guest units. The residential grade lighting is inadequate. The system is beyond useful life.
- Recommendation: Replace the lighting, switchboard and branch circuits.

Communications and Security

- Analysis: There is no fire alarm system in the building
- Recommendation: Install a fire alarm system as required by code.

Equipment

Other Equipment

- Analysis: Each of the 4 guest units has a complete kitchen with a refrigerator, sink, stove and microwave oven. The appliances are in fair condition.
- Recommendation: Replace the kitchen equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. Due to the damaged gutters there is evidence of erosion around the foundation of some of the units. The site condition is poor.
- Recommendation: Back fill the eroded areas.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 522 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.07%	\$164.93
Poor Drainage: Landscape Areas		\$164.93
07 Thermal & Moisture Protection	5.06%	\$12,745.84
Asphalt Shingle Roof: Beyond Useful Life		\$8,291.14
Gutters: Damaged or Failing		\$2,715.60
Wood Siding: Damaged or failing		\$1,739.10
08 Doors & Windows	5.71%	\$14,378.97
Al. Windows - Beyond Useful Life		\$11,672.24
Window screens - Beyond Useful Life		\$2,706.73
09 Finishes	21.14%	\$53,232.05
Carpet: Beyond Useful Life		\$5,967.48
Exterior Surfaces: Paint Failing		\$4,173.84
Interior ceilings: Paint Failing		\$3,017.85
Sheet Vinyl: Beyond Useful Life		\$10,809.57
Vinyl Wall Covering: Beyond expected useful life		\$29,263.31
10 Specialties	0.14%	\$360.61
Bathroom fixtures inadequate		\$360.61
11 Equipment	6.46%	\$16,279.65
Unit Kitchen: Beyond Useful Life		\$16,279.65
13 Special Construction	11.96%	\$30,119.99
Fire Alarm System: Missing or Inadequate		\$5,648.25
Fire Sprinklers: Missing or Inadequate		\$24,471.74
15 Mechanical	8.83%	\$22,230.24
Bath tub: Replace due to remodel		\$7,368.86
Restroom exhaust: Beyond expected useful life		\$6,660.63
Sink & vanity: Replace due to remodel		\$3,593.06
Water closet: Replace due to remodel		\$4,607.69
16 Electrical	20.78%	\$52,328.94
Branch Circuits: Beyond Expected Useful Life		\$19,388.76
Fixtures, Incandescent: Missing or inadequate		\$25,644.33
Main service: Beyond expected useful life		\$7,295.85
19 FF&E	19.85%	\$50,000.00
Hard and soft goods: Beyond expected useful life		\$50,000.00
Total Raw Cost	100.00%	\$251,841.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,385.13
Force Protection	9.00%	\$25,056.92
General Conditions	10.00%	\$25,184.10

Total Additional Hard Cost	\$51,626.15
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Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$30,346.71
SIOH Conus	6.50%	\$21,697.90
Design	10.00%	\$30,346.71
08 MYr Inflation Fct	9.93%	\$38,315.75
Total Soft Cost		\$120,707.08
Total Project		\$424,174.22

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.69%	\$19,578.59
Site Earthwork		\$19,578.59
03 Concrete	16.38%	\$86,939.24
Floor Construction		\$56,688.86
Slab on Grade		\$7,958.28
Standard Foundations		\$22,292.10
04 Masonry	12.38%	\$65,714.20
Exterior Walls		\$65,714.20
07 Thermal & Moisture Protection	2.74%	\$14,531.46
Roof Construction		\$8,676.32
Roof Coverings		\$5,855.14
08 Doors & Windows	10.05%	\$53,328.99
Exterior Doors		\$5,733.45
Exterior Windows		\$37,200.00
Interior Doors		\$10,395.54
09 Finishes	17.16%	\$91,086.22
Ceiling Finishes		\$12,461.81
Floor Finishes		\$26,492.32
Partitions		\$31,587.23
Wall Finishes		\$20,544.85
11 Equipment	4.91%	\$26,040.00
Other Equipment		\$26,040.00
13 Special Construction	4.29%	\$22,782.53
Communications & Security		\$8,025.16
Sprinklers		\$14,757.37
15 Mechanical	13.34%	\$70,821.36
Cooling Generating Systems		\$35,667.36
Domestic Water Dist		\$13,392.00
Plumbing Fixtures		\$21,762.00
16 Electrical	6.58%	\$34,901.04
Electrical Service & Distribution		\$34,901.04
19 FF&E	8.48%	\$45,000.00
Interior FF&E allowance		\$45,000.00
Total Raw Cost	100.00%	\$530,723.62

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$2,918.98
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$53,072.36
Total Additional Hard Cost		\$55,991.34

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$29,335.75
SIOH Conus	6.50%	\$40,043.30
Design	10.00%	\$58,671.50
08 MYr Inflation Fct	9.93%	\$70,976.22
Total Soft Cost		\$199,026.76
Total Project Cost for Replacement		\$785,741.72

INSERT BUILDING 5830 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each	Number of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.